

Application ref: 2019/1330/P
Contact: Nick Baxter
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Date: 30 April 2019

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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**39 Great James Street
London
WC1N 3HB**

Proposal:

Details required by conditions 5 (electrical fittings) and 7 (detailed drawings and materials samples) of listed building consent ref. 2016/6155/L (dated 13.2.18) for Change of use of lower ground and ground floor from office (Class B1) and upper floor residential (Class C3) to dwelling house (Class C3) and associated external and internal extensions and alterations.

Drawing Nos: 125DOCB29 (method statement and explanations), Windows 125L35A, 125D30, 125D31, 145L40A, 125D160, 145L41A, 125D40, 125D41, 145SK33, 125D127A, Electrical 125L50B, 125L51, 125L52, Doors, 125D150, 125D151, 125D155, Floors 125L70, 125L71, 125L72, Rooflights 125L45A, 125D50, 125D51, 125L46A, 125D55, Services 125S60, 125L60, 125S61, 125L61, 125S62, 125L62, 125L100, Slates 125P327B, 125P326B, 125P310B, 125P302B, 125A110B

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

Informative(s):

1 The applicant wishes to discharge conditions 5 (A method statement for the positioning of all electrical fittings shall be submitted to and approved in writing) and 7 (Detailed drawings, or samples of materials as appropriate, in respect of:

A) Plan, elevation and section drawings of all new doors at a scale of 1:10 with typical moulding and architrave details at a scale of 1:1 including a clear location of the new door and a photo of the existing door to be removed.

B) Drawings or samples of all new architectural details including 1:2 of all new skirting and cornicing including photos of the existing to be removed clearly marked on a floor plan. (other than where reinstatement is a repair to existing, which should be undertaken on a like for like basis in accordance with the approved drawings)

C) Plan, elevation and section drawings of all new windows at a scale of 1:10 with typical glazing bar details at 1:1 including a clear location of the new door and a photo of the existing door to be removed.

D) Samples and manufacturer's details of all new facing materials. A sample panel of all facing materials should be erected on-site and approved by the Council before the relevant parts of the work are commenced and the development shall be carried out in accordance with the approval given. The panel must include facing brickwork demonstrating the proposed colour, texture, face-bond and new pointing or repointing.

E) Samples and manufacturer's details of all new floors including existing and proposed threshold levels and associated location plan and photo of the existing floor finishes to be removed.

F) Plan, elevation and section drawings including materials of all new fireplaces including a clear location plan showing they proposed location.

G) Details of any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification including new fire and sound insulation or additional structural works to the building

H) A full method statement/specification and 1:20 elevational drawings for any alterations to the existing panelling and reinstatement of the timber panelling shall be submitted, and sample panels to be made available for inspection (locations to be agreed) prior to work to the relevant work commencing.

I) Detailed design of bathrooms showing how the sanitary wear and water proofing would relate to existing retained panelling.

J) Details of the new slate clad front roof pitch

K) Details including method statement and drawings indicating how new services including bathroom and kitchen waste and water, would integrate into the building of listed building consent ref. 2016/6155/L (dated 13.2.18) for Change of use of lower ground and ground floor from office (Class B1) and

upper floor residential (Class C3) to dwelling house (Class C3) and associated external and internal extensions and alterations.

The applicant has submitted a method statement and drawing showing that no panelling will be harmed and no downlighters installed in sensitive parts of the building. The statement also details conditions that have fallen away because no alteration is proposed. Where works are still proposed, the applicant has supplied appropriate details and the conditions are discharged.

Special attention has been paid to the desirability of preserving the special interest of the listed building, under s.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013

As such, the proposal is in general accordance with policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the NPPF.

- 2 You are advised that all conditions which need details to be submitted, have been approved.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', written in a cursive style.

Daniel Pope
Chief Planning Officer