

Application ref: 2018/5995/L
Contact: Colette Hatton
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Date: 8 May 2019

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MSA Ltd.
The Workshop
26 Lambeth High Street
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SE1 7AG

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Approval of Details (Listed Building) Granted

Address:
5 Great James Street
London
WC1N 3DB

Proposal:
Discharge of conditions 4 & 5 of listed building consent 2017/3927/L
Drawing Nos: Application form, 5 Great James Street London S S Ground and
Basement Areas - Aug 2018, Intumescent paint.

The Council has considered your application and decided to grant Approval of Details (Listed Building) subject to the following condition(s):

Conditions And Reasons:

Informative(s):

- 1 5 Great James Street is a grade II* listed building within the Bloomsbury conservation area. The house forms part of a terrace that was constructed in 1720-24. The building is set over four storeys with a basement and is built from brown bricks. Much of the internal fabric survives including timber panelling. The ground and basement floors are currently used as offices, the floors above are residential flats.

The application relates to the discharge of conditions 4 and 5 of listed building consent 2017/3927/L, which read as follows:

Condition 4: Prior to the application of intumescent paint finishes to timber panelling and panelled doors to the stairwell, a sample area no larger than 300mm by 300mm in size of the proposed intumescent paint finish shall be undertaken for site inspection and approved in writing by the local planning authority.

A sample of the paint has been viewed on site and is satisfactory.

Condition 5: Details of any historic fabric affected by asbestos materials proposed to be replaced shall be provided to the local planning authority and approved in writing prior to the removal of fabric.

An asbestos report has been submitted. Opening up works have taken place, however it is only modern fabric that will be removed as a result of the survey.

The proposed works will not harm the special interest of the grade-II*-listed building.

The site's planning history has been taken into account in making this decision.

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.

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', is written over a light blue rectangular background.

Daniel Pope

Chief Planning Officer