

Application ref: 2019/0515/L
Contact: Colette Hatton
Tel: 020 7974 5648
Date: 16 May 2019

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

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

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**5 Great James Street
London
WC1N 3DB**

Proposal:

Internal structural support work, internal alterations to non-original partition walls and repairs and maintenance cleaning to front facade.

Drawing Nos: Application form, 177C-410, 2018 039-R11(2), 177C-700, 177C-D01-HIA-190111 - Heritage Statement, 177C-D01-DAS-190110 - Design and Access Statement(1), 177C-210, 177C-200, 177C-D01-Torc, 177C-100.

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

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: Application form, 177C-410, 2018 039-R11(2), 177C-700, 177C-D01-HIA-190111 - Heritage Statement, 177C-D01-DAS-190110 -

Design and Access Statement(1), 177C-210, 177C-200, 177C-D01-Torc, 177C-100.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 All new work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 4 Notwithstanding the approved drawings consent is not granted for cleaning the external brickwork.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 5 All existing mortar shall be removed using hand tools rather than mechanical tools.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

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 is for general repair to the building, including the insertion of a supporting column at basement level, the movement of a door at basement level, repointing of brick work, repair and rationalisation of external pipework and other minor roof repairs.

Upon investigation, a large ceiling joist at basement level was found to be rotten and unable to support the floor above. In order to retain the beam and provide adequate support for surrounding timbers, it is proposed to insert a vertical timber column. The column is next to an existing partition and will have limited visibility, it is also removable should a different solution become available at a later date.

The movement of the door at basement level does not affect the historic plan

form but allows the building to comply with fire regulations.

At present the building has a cementitious mortar joint, this is an inappropriate and as a result has damaged some of the brick work. The removal of the mortar is therefore welcome, a condition will be added to the consent ensuring the mortar is removed using hand tools to protect the existing brick work. A sample of the repointing has been viewed on site, the mortar is lime based and the joint flush with the brick work.

Some of the external pipework has been damaged due to water flow. The pipes will be repaired and the replaced where necessary.

Various repairs will be carried out at roof level including repointing the ridge tiles and replacing tiles where necessary.

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

The application has been advertised in the press and by means of a site notice, whereby there were no consultation responses. Historic England have also been consulted and have no objection, the response has been stamped by the Secretary of State. 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.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 3 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 4 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental

health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

- 5 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.

- 6 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

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



Daniel Pope
Chief Planning Officer