

<b>LONDON BOROUGH OF CAMDEN</b>	
<b>PLANNING</b>	
<b>CONSERVATION AND URBAN DESIGN</b>	
<b>Proposed Development at:</b> 14 Great James Street London WC1N 3DP	
<b>Proposal:</b> Erection of a two-storey rear extension at lower ground and ground floor level with a terrace and meeting room at first floor level following demolition of the existing two storey extension, alterations to rear façade, associated internal restoration and erection of dormer and terrace at rear roof level.	<b>Case No:</b> 2015/3046/P
<b>Case Officer:</b> Rob Tulloch	<b>Date:</b>
Conservation Area	Y
Listed Building	II*
Adjoining Listed Building	II*
TPO	
Local Design Policy	

#### **OBSERVATIONS:**

Please see previous C&UD obs under application ref. 2013/3114/P for general principles.

This revised application seeks to make alterations to the reconfiguration/new addition to the rear. The general principles regarding the internal alterations – namely retaining and restoring the original plan form and historic fabric – remain the same (although the use will now remain as office, rather than resi) and are considered acceptable as the building's special interest will be preserved.

The reconfiguration of the modern rear elevation to form a closet wing is considered acceptable subject to detail regarding the proposed facing material.

Extending the depth of the ground floor rear extension is considered acceptable as this will not further compromise the setting or spatial quality of the host building. The impact upon the CA will be limited as this is positioned below boundary wall level. The small glazed pod at first floor level is set sufficiently away from the rear of the building and is not considered to harm its special interest, nor the setting of the rear of the adjoining buildings in the terrace.

Recommend approval subject to standard conditions CB02; CL02; CL07.

CL08: 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 pointing.

The relevant part of the works shall then be carried in accordance with the approved details.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

<b>Negotiate</b>	
<b>Approve</b>	<b>Y</b>
<b>Refuse</b>	

**VP 30/7/2015**

Signed----- Date-----