

Latis Homes Ltd
4-16 Russell Court
Coram Street
London
WC1H0LL

Application Ref: **2015/3046/P**
Please ask for: **Rob Tulloch**
Telephone: 020 7974 **2516**

14 August 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
14 Great James Street
London
WC1N 3DP

Proposal:

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 including extension at 1st to 3rd floor level, associated internal restoration and erection of dormer and terrace at rear roof level, and installation of 3x rooflights.

Drawing Nos: P(00)14-002; 013; 004; 005; 006; 007; 0065_GA_1 Rev A; 2 Rev A; 3 Rev A; 4 Rev A; 5 Rev A; 6 Rev A; 7 Rev A; 7.5; Design and Access Statement by Latis dated May 2015

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

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.



Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: P(00)14-002; 013; 004; 005; 006; 007; 0065_GA_1 Rev A; 2 Rev A; 3 Rev A; 4 Rev A; 5 Rev A; 6 Rev A; 7 Rev A; 7.5; Design and Access Statement by Latis dated May 2015.

Reason: For the avoidance of doubt and in the interest of proper planning.

- 4 The use of the first floor roof terrace shall not commence until the 1.5 metre screen, as shown on the approved drawings, has been constructed. The screen shall be permanently retained thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 5 Prior to the use of the extension a plan showing details of the green roof including species, planting density, substrate and a section at scale 1:20 showing that adequate depth is available in terms of the construction and long term viability of the green roof, and a programme for a scheme of maintenance shall be submitted to and approved in writing by the local planning authority. The green roof shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme of maintenance..

Reason: To ensure that the green roof is suitably designed and maintained in accordance with the requirements of policies CS13, CS14, CS15 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23, DP24 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reason for granting permission:

The proposal is for the erection of a part two, part three storey rear extension following the demolition of the existing two storey rear extension, alterations to the rear elevation including extension at 1st to 3rd levels, and a roof top terrace to a grade II* listed building in office (Class B1) use.

The existing two storey extension at basement and ground floor level would be replaced by a slightly deeper part two, part three storey extension. The proposed extension would provide a terrace at first floor level between the proposed three storey element and the rear elevation of the host building. The rear wall above would be altered with contemporary fenestration which is more sympathetic to the scale and proportions of the original rear elevation and adjoining properties, as well as being extended by 1.5m (d) and 2.3m (w). This would match the approved scheme at no. 15 Great James Street, and is the same as previously approved. A lift overrun and water tank housing at roof level would be removed allowing for a terrace at roof level, accessed by a new dormer. Rooflights would be inserted into the inner roof pitches and not visible from any viewpoints.

Extending the depth of the rear extension, and the extensions at the upper floors, is considered acceptable as this will not further compromise the setting or spatial quality of the host building. The impact upon the Bloomsbury Conservation Area of the extensions will be limited as the basement/ground floor extension will be positioned below boundary wall level, and the upper floor extensions would match the approved scheme at no.15, and be closer to the original footprint of the building and other buildings in the terrace that have closet wings . The proposed dormer would be relatively modest measuring 1.3m in width and set back at least 2.8m from the rear elevation which would limit its visual impact. 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. The pod would have a green roof which will be a sustainable feature that would not compromise the special interest of the listed building. Details of the green roof will be secured by condition.

The first floor terrace would extend 2m beyond the closet wing of no. 13 but would not overlook any windows of this property. A privacy screen 1.5m high would separate the terrace from the proposed terrace at no. 15. The terrace at roof level would not face any adjoining windows. The small dormer at roof level is not considered to have any impact on sunlight or daylight to neighbouring properties. As such the proposal is not considered to harm the amenity of adjoining occupiers.

Additional cycle parking is not considered necessary as the increase in floorspace is approximately 70sqm.

Permission was previously granted for a two storey extension, with similar alterations to the rear elevation and a rooftop terrace as part of an application for a change of use of the property to a single dwellinghouse (ref. 2013/3114/P). Apart from the first floor pod, the proposal is not significantly different to that previously approved.

No objections were received prior to making this decision. The planning history of

the site and relevant appeal decisions were taken into account when coming to this decision.

- 2 Special regard has been attached to the desirability of preserving the building or its setting, or any features of special architectural or historic interest which it possesses, and considerable importance and weight has been attached, and special attention has been paid, to the desirability of preserving or enhancing the character or appearance of the conservation area, under sections 66 and 72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies CS5 CS13, CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP22, DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 5.11, 7.4, 7.6, 7.8, and 7.19 of the London Plan 2015; consolidated with alterations since 2011, and paragraphs 14, 17, and 56 -66 and 126-141 of the National Planning Policy Framework.

- 3 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which 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, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 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 Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> 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.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

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 'Ed Watson', with a stylized, flowing script.

Ed Watson
Director of Culture & Environment