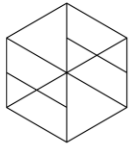


The
Heritage
Practice

10 Bloomsbury Way, London WC1A 2SL
+44 (0)20 3871 2951
www.theheritagepractice.com
info@theheritagepractice.com

Heritage Appraisal
No. 34 Great James Street, London, W1CN
June 2019





1 Introduction

1.1 In 2013, planning permission and listed building consent were granted to convert no. 34 Great James Street, London, WC1N to a single-family dwelling house. The consented scheme has been implemented however the then owners stopped work in 2016. Those refurbishment works resulted in the loss of numerous listed features such as flooring and fireplaces and the property was left in a transient state of repair. The building was placed on Historic England's Heritage At Risk Register by the London Borough of Camden in 2016 stating its poor condition, vacant occupation and subsequent slow decay. The property has remained empty until a new owner could be found.

1.2 The building has recently been bought by a new owner who intends to live in the property. Alterations to the 2013 consents are now proposed and this Heritage Appraisal has been prepared in support of the related applications for planning permission and listed building consent. The proposals involve comparatively minor alterations to the principal listed building. An improvement on the previous permission is the removal of the 1960s ground floor rear extension which currently covers the whole of the rear courtyard. This would result in significant heritage benefits to the grade II* Georgian townhouse.

1.3 This report should be read in conjunction with the drawings prepared by Etchingham Morris Architects.

Report structure

1.4 This appraisal briefly sets out the historic development of no. 34 Great James Street and describes its current condition and appearance. It sets out the significance of the existing building and the works previously approved and then considers the effect of the proposals on that significance and compared with the recent permission, having regard for relevant historic environment policy.

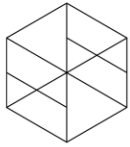
1.5 The report is divided into three main sections. The first (section 2) describes the site and its context, its historic development and an outline of the significance of the site. The planning history is outlined in section 3. An assessment of the proposals against significance and relevant historic environment policy is provided at section 4. Relevant historic environment policy is outlined in appendix A.

Designations

1.6 As noted above, no. 34 Great James Street is a grade II* listed building. It forms one of a group of 14 terraced houses, dating from 1720-24. The terrace lies within the Bloomsbury Conservation Area, and an archaeological priority area. The building is also on Historic England's Heritage at Risk Register.

1.7 The list description for the terrace of which it forms part reads as follows:

Terrace of 23 houses. 1840s. Stock brick with 14 terraced houses. 1720-24. For J Metcalfe. Brown brick, upper storeys with some refacing in multi-coloured, yellow (Nos 28, 34 & 40) and brown stock brick (1st floor and above of No.30). 4 storeys and basements. 3 windows each. Nos 27-38 and 40, good wood architraved doorcases with enriched, carved brackets carrying hoods with panelled soffits, most with patterned fanlights and panelled doors. No.27, C20 hood with shaped brackets; No.39, architraved doorcase with pilasters, plain cornice, radial fanlight and panelled door. Red segmental arches and dressings to flush framed windows, No.35 upper storeys with glazing bars. Some frames reeded with roundels. Parapets. Some original lead rainwater heads with lion masks. INTERIORS: mostly having fine panelling. Staircases mostly with twisted balusters, column newels and carved brackets to treads. SUBSIDIARY FEATURES: attached cast-iron railings with urn or torch flambe finials to areas.



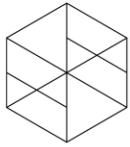
The
Heritage
Practice

10 Bloomsbury Way, London WC1A 2SL
+44 (0)20 3871 2951
www.theheritagepractice.com
info@theheritagepractice.com

Heritage Appraisal
No. 34 Great James Street, London, W1CN
June 2019

1.8 The Bloomsbury Conservation Area was designated in 1968. The current Conservation Area Appraisal and Management Plan (adopted 2011) includes the building in sub area 10: 'Great James Street/Bedford Row' of the conservation areas and notes that:

'Due to their early construction and fine architectural treatment, there are a large number of listed buildings in the sub area: all the buildings in Great James Street and in the stretch of Great Ormond Street in the sub-area are listed, with a high number at grade II. The townhouses in Great James Street are particularly well preserved; the only notable alteration is the loss of glazing bars from some sash windows.'*



2 No. 34 Great James Street

2.1 No. 34 Great James Street is a grade II* mid terrace Georgian townhouse located on the west side of Great James Street. It is one of a terrace of 14 houses, dating from 1720-24, comprising four storeys and basement, constructed from brown brick. The terrace comprises classically proportioned townhouses, with railings to the front and basements. Each house is three windows wide, establishing a rhythm of window and door openings along each terrace. Typical features include wooden door cases, timber panelled doors, fanlights, flat roofed porches and small porticos. There is strong uniformity in the use of materials which creates a sense of homogeneity despite primarily office use, the subtle variation in styles and detailing. The uses along the terrace are mixed, with primarily office use, but with an increasing trend to revert back to the former residential use in the form of single family dwellings.



Figure 1. Photograph showing rendered closet wing and full width ground floor rear extension

2.2 No. 34 Great James Street appears particularly well preserved, with the only notable alteration being the loss of the glazing bars from

some of the sash windows. The rear closet wing was in a very poor state of repair and as such consent was granted for it to be rebuilt from first floor upwards as part of the previous permission (refer to section 3). This work has commenced by the new owner and is almost complete. The closet had previously been covered with cement render.

2.3 The building has a variety of more recent extensions at the rear. The most noticeable of these is the ground floor office suite which effectively filled in the garden space. A drawing of 1957 shows the proposals for this extension and therefore it can be assumed that it was constructed sometime after that point.

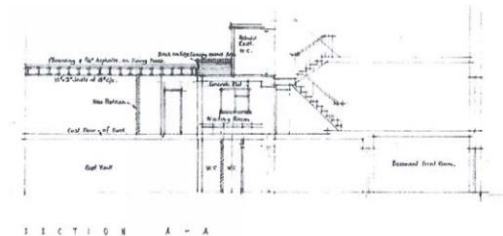


Figure 2. Section showing ground floor rear extension, part of the 1957 drainage plans.

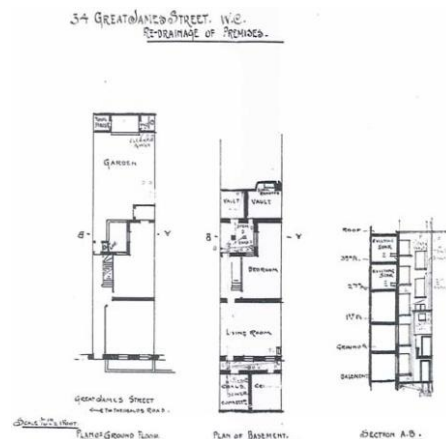
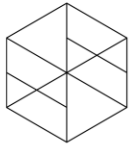


Figure 3. 1916 Drainage Plan - Re-Drainage of Premises 1916. Approved by Works & General Purposes Committee 5 October 1916



2.4 Internally, the layout is typical of an early Georgian townhouse with a small entrance hall leading to the stair compartment and front and rear rooms accessed via the ground floor corridor with small closet leading from the rear room. This pattern is repeated on each floor and is characteristic of the period. There have been alterations and additions at the rear of the house as well as reordering of rooms and partitions throughout. Despite this, the house does exhibit a trace of its original plan form.

2.5 The staircase is largely original although it has been altered on the landing between ground and first to provide for a small wc extension and to access the roof of the full width ground floor extension.

Ground floor

2.6 The ground floor rooms and much of the hall and stairway contain Georgian style wall panelling, although the panelling has been altered and fire surrounds to the principal rooms appear to be replica late Georgian pieces. The entrance hallway has a curved wall forming the corner of the front room. The door to the front room sits uncomfortably in the curved wall and does not seem characteristic of the early Georgian period. It is not clear whether this portion of wall would originally have been curved. Indeed, a series of previous Planning Application drawings for the adjacent houses, number 32, 33 and 36 show that for these houses the corner of the front room was previously squared off rather than curved. This may indicate that the wall at number 34 has been changed. The doorways from the hallway to these rooms are unusual; the front room doorway has a decorative timber architrave comprising fluted pilasters and an acanthus leaf frieze with a crudely applied pediment.

2.7 The cornice in the hallway is largely concealed by wires or is absent altogether. The cornice to front rooms is plaster "egg and dart" moulding atypical of the heavy timber profile expected on the period (refer to figures 9 & 10).

The partition dividing the two rooms appears to be new set inside a larger opening. Otherwise the principal doors have architraves of a rectilinear style which incorporate lion head motifs. An identical design appears elsewhere on the first floor. These are uncharacteristic of mouldings of this period, which tended to be less decorative, comprising a series of simple ovolu (or quadrant) and fillet profiles (refer to figures 11 & 12). It is therefore possible that these are later editions.

2.8 The closet contains partially concealed wall panelling, complete with deep profiled cornice, skirting and dado rails, typical of early 18th-century townhouses in London. The fire surround is not present.

First Floor

2.9 The cornice, skirting boards and the dado rails are modern and the wall panelling has been removed. However, the original deep cornice is retained in the rear closet wing. Throughout this floor the door architraves have the same rectilinear jamb and lintel detail with lion motifs on the lintel blocks as can be seen on the ground floor. The fireplace to the front room has a simple modern painted replica timber surround and has been moved from its original position.

2.10 The floorboards have been removed and the floor crudely levelled with modern joists and flooring as part of the 2013 works.

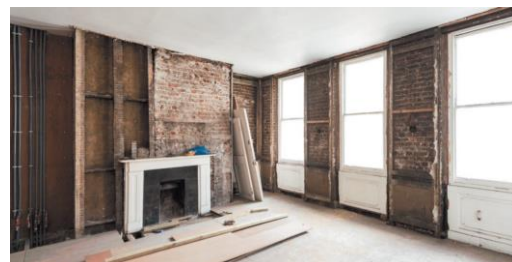
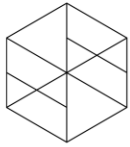


Figure 4. First floor front room showing loss of panelling, cornice and replica fire surround. The floor has been crudely levelled as part of the 2013 work resulting in the loss of the floorboards



Second floor

2.11 A modern partition has been added to subdivide the front room. This later addition is evident from the fact that the partition is cut around the original cornice and no effort has been made to continue the latter around either side of the partition. A deep timber cornice and panelling are of a 1720s style. No fire surrounds exist at this level.



Figure 4. Second floor front room chimney breast.



Figure 5. third floor rear room chimney breast

Third Floor

2.12 The third floor is less decorative than the floor below as would be expected in a building of this type. The walls are made up of plaster and panelling. The layout is typical for an upper floor of a building of this period. The fireplaces have been removed

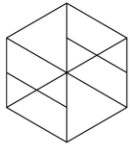
2.13 The second and third floor floors have also been levelled and overlaid with ply as part of the 2013 work.



Figure 6. Third floor landing

Lower ground floor

2.14 At lower ground level little remains of the original Georgian fixtures: the current fit out appears to date from the 1970s or 80s. These rooms would originally have been used as kitchen, pantries and storage with a coal hole at the front (now filled in with concrete). However, the original brick vaults at the back still exist as does the light well from which these would have been accessed. The windows here are mostly modern casement windows. There is evidence of modern panelling concealed behind later studworks and timber panelling.

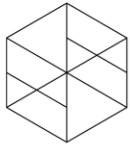


Significance

2.15 No. 34 and its neighbours are of exceptional historic and architectural special interest. The architectural composition of the building's street elevation clearly contributes to its special interest.

2.16 Externally the front elevation lacks its historic fenestration of traditional multipaned sash windows and its suffering from lack of occupancy and maintenance. The rear façade also suffers from lack of maintenance and the 1960s rear infill extension detracts from the original overall form and composition of the former townhouse.

2.17 Internally the building largely retains its plan form and a good amount of historic panelling but has suffered from inappropriate phases of intervention. Of particular concern is the current relatively poor state of the building following the 'downing of tools' in implementing the 2013 scheme. The works have left the building in a vulnerable state and at risk of being uninhabitable.



3 Planning History

3.1 The following section notes some of the key phases of development in the building's more recent history with particular focus on the 2013 approved scheme.

3.2 In November 1956 planning permission was granted for 'the erection of an extension at basement and ground floor level at the rear.'

3.3 In August 1957 planning permission was granted for the erection of a single storey extension at rear of No. 34, Great James Street, Holborn, for use as offices.

3.4 In March 1958 planning permission was granted for. 'The use of the front basement room of No. 34 Great James Street, Holborn, for office purposes.'

3.5 In May 1962 planning permission was granted for 'The use of the two rear basement rooms at 34 Great James Street as offices.'

3.6 In November 1968 planning permission was granted for the erection of a rear addition, at upper first floor level, to form toilet accommodation.

2013 Permission

3.7 On 26 September 2013 planning permission and listed building consent were granted for the 'Change of use from offices (Class B1) at basement and ground floor level and 3x1 bed flats (Class C3) at first to third floor level, to a single dwellinghouse (Class C3), including replacement ground floor rear extension with first floor external terrace and associated works.'

3.78 The permissions were dealt with under delegated powers. No objections were received to the scheme. The Bloomsbury Conservation Area Advisor Committee (BCACC) did not respond to the consultation and Historic England 'welcomes the proposals and considers

them to further reveal and enhance the significance of the listed building'.

3.9 The planning permission decision notice (appendix B) included no conditions which required details submitted to and approved by the Council prior to the works taking place.

3.10 The listed building consent decision notice (appendix B) included one condition (condition 5, made up of 8 different parts A-H), which required details to be submitted to and approved by the Council prior to the works taking place.

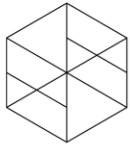
3.11 An application to discharge conditions 5a, b, c, d, e, g, & h of the listed building consent was registered on 3rd December 2013 but was later withdrawn.

3.12 The date of the commencement of works are unknown. Works appear to have ceased in 2016 resulting in the implementation of but only partial completion of the scheme. The works resulted in the unauthorised removal of fabric and features including fireplaces and floorboards. An enforcement case was opening by the London Borough of Camden in 2016 which remains open.

3.13 A comprehensive set of details for the discharge of condition 5A-C, 5E-H were submitted by a new applicant in 2018. There were approved by the Council in late 2018. Condition 5D (material samples) is the only condition which remains outstanding.

3.14 The discharge of condition applications included:

- Discharge of condition 5a (doors) 2018/1357/L
- 5b (joinery and plasterwork) 2018/1359/L
- 5c (windows) 2018/1360/L
- 5e (floor finish and threshold) 2018/1363/L
- 5f (fire places) 2018/1366/L
- 5g (alterations or upgrading to satisfy Building- Regulations or Fire Certification) 2018/1588/L



- 5h (panelling) 2018/1367/L

Copies of the decision notice can be found in appendix B.

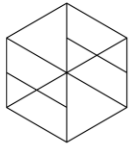
3.15 Informative number two on the decision notice of condition 5g (the last to be discharged on the 13th December 2018) confirms all of the conditions which required details to be submitted to and approved by the Council have been discharged except for condition 5d.

3.16 An informative was also included on a number of the other discharge of condition applications which stated:

"Works commenced on the implementation of the original permission before the previous developer/contractor stopped works and in doing so removed elements of the building without consent. This consent also allow for the scholarly reinstatement of the lost features and fabric. You are advised that the details hereby approved shall be implemented in full or you may risk enforcement action being taken"

3.17 This explains that the discharge of condition applications included works to reinstate the features and fabric removed without consent following commencement of the 2013 permission on site and that these elements of the scheme must be carried out to address the unauthorised works which have taken place. In the same vein any new owner of the property assumes responsibility for the unauthorised works to the property and therefore is also required to reinstate the lost features.

3.18 The new owner purchased the property in early 2019 and has continued the implementation of the 2013 scheme namely repairing the roof and rebuilding from 2st floor level as per the condition 5g of the listed building consent.



4 The proposals and their effects

4.1 As set out above, the proposals seek to make amendments to the Listed Building Consent and Planning Permission granted on 26 September 2013 (ref: 2013/4419/P & 2013/4498/L) and the subsequent 2018 listed building consent condition discharges, to the meet the needs of the new owner occupier.

4.2 This section will consider how the proposed scheme differs from the 2013 permission and the affect this would have on the significance of the heritage assets. The works seek minor alterations to the approved 2013 permission with regard to the layout of the new dwelling.

4.3 The proposal also seeks to make minor alterations to details approved by way of conditions. For simplicity, ease of reference and to avoid the need for replica conditions, this proposal aims to provide all revised information, including details previously required by condition, as part of a single application.

4.4 The proposals now involve the following amendments to the 2013 permission:

Lower Ground Floor (figures 14 and 15):

- Removal of the en-suite bathroom to the front room;
- Omission of the door from the closet wing to the lightwell and reinstatement of timber sash window;
- Insertion of single leaf door between front and rear room;
- The front room fireplace opening would be raised in height.

Ground Floor (figures 16 and 17):

- Removal of the existing ground floor rear extension;
- Erection of a small WC extension at the rear of the closet wing;
- Insertion of the kitchen the ground floor rear room;

- Reinstatement of scholarly early Georgian timber cornice, architraves and fire surrounds;
- Openings between front and rear room widened with timber painted glass screen with solid bottom panels fitted where modern offset stud has been removed
- Window shutters reinstated.

First floor (figures 18 and 19):

- Reinstatement of scholarly early Georgian timber cornice, architraves and fire surrounds to the front and rear rooms;
- Removal of the bathroom to the rear room;
- Removal of the roof terrace and garden room;
- Window shutters reinstated
- Reinstatement of the landing sash window.

Second floor (figures 20 and 21):

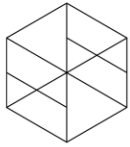
- Removal of the non-original partition which divides the 2nd floor front room as well as the associated bathroom;
- Window shutters reinstated.

Third floor:

- The layout remains the same at this level except for minor alterations to the configuration of the new bathroom partitions.

Exterior:

- As already noted, the proposed demolition of existing structures in the rear courtyard and the making good of the garden party walls. Refer to structural report;
- Replacement of windows with single glazed six over six and nine of six sash windows to match the approved scheme;
- The closet wing extension has been largely rebuilt in accordance with the previous discharge of condition;



- Ground and first floor external sash box moulding to including fluting.

Heritage Impact

4.5 The general thrust of national and local historic environment policy is to conserve and enhance the significance of designated heritage assets (such as listed buildings and conservation areas) and understandably to avoid harmfully affecting their special interest. The proposals as set out above have been informed and shaped by an understanding of the historic building and its development. This heritage statement demonstrates how the proposals would comply with national and local policy. The assessment considers works to individual floors and to the exterior before considering the proposals as a whole.

4.6 A key principle to be applied when assessing how proposals for alteration and extension affect listed buildings or the character of conservation areas, is to consider whether any harm is caused to special interest or significance. This approach is established in national and local historic environment policy. If harm is caused by any aspect of the proposals, this harm can then be balanced against any other benefits derived from the proposals.

4.7 In regard to no. 34, and taking into account the proposals as a whole, it is considered that the proposed scheme would not cause harm to the special interest of the listed building and would bring about genuine enhancements to no. 34. This would be brought about by bringing a Building At Risk into active use through an appropriate programme of restoration and reinstatement of lost features.

4.8 In addition to this, the original ground floor footprint of the house would be reinstated and so to would the relationship between the original building and its courtyard – the existing infill at ground floor would be removed and the extensions that formed part of the 2013 scheme at ground no longer form part of the proposals.

The removal of ground floor extensions also enables the restoration of an important staircase window.

4.9 The history, special interest and appearance of no. 34 is set out in Sections 2 and 3 above. Clearly no. 34 is of significance as an early 18th century development both as individual building and as part of the development of Great James Street.

4.10 Much of the original character remains legible externally, despite changes to the fenestration and the rear extension. No. 34 has been altered internally following residential and commercial uses since construction. Some alterations have been sympathetic but others are less so and these detract from the character and appearance of the listed building. Such alterations include changes to the layout at 2nd floor and removal of joinery and other fixtures at ground floor and first floor level.

4.11 The proposals insofar as they relate to the main house are focused mostly on sympathetic repair and refurbishment and the reinstatement of an authentic early 18th plan form, features and traditional materials and finishes. Minor works to the ground floor are also proposed to improve upon the function of the space including introducing a kitchen at this level. This improves the legibility of the building overall and when seen in the context of removing the large rear extension, the proposals as they relate to principal building are appropriate, sympathetic and acceptable.

Lower Ground Floor

4.12 The layout of the lower ground floor remains largely intact since originally constructed. However, the previous permission allowed insertion of a bathroom 'pod' to the front room as well as a new door from the closet wing to the lightwell. These works would be omitted as part of the proposed scheme and the original layout would be reinstated. The existing front room fireplace opening feels lower compared with what would be expected for the

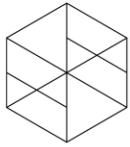


Figure 7 Existing lower ground floor front room chimneybreast



Figure 8. Suggested enlargement of opening with new simple surround and mantel.

original stove and as such would raise in height allow greater appreciation of its historic function (see figures 7 & 8)

4.13 The changes to the 2013 scheme at this level would result in an enhancement of the special interest and historic layout of the grade II* listed building. The works to the lower ground floor level are therefore considered acceptable in policy terms.

Ground Floor

4.14 A clear benefit of the proposals at ground floor and to the house as a whole is the removal, in its entirety, of the existing rear extension. In addition, this extension would not

be replaced as was part of the consented 2013 application.

4.15 The removal of the rear extension would effectively reinstate the historic courtyard and dramatically improve the setting and appreciation of the original terrace house from the rear (including from the rear rooms and neighbouring buildings). The new courtyard garden would be appropriately landscaped. The effects of removing the extension would result in a significant enhancement to the special interest of the listed building as well as an enhancement to the wider character and appearance of the terrace and conservation area as a whole.

4.16 Internally the desire for a scholarly reinstatement of an early Georgian townhouse and its associated fabric continues with the replacement of later features such as the egg and dart cornice to the front room and lion motif architraves. These would be replaced with scholarly deep timber cornice and appropriately detailed architraves.

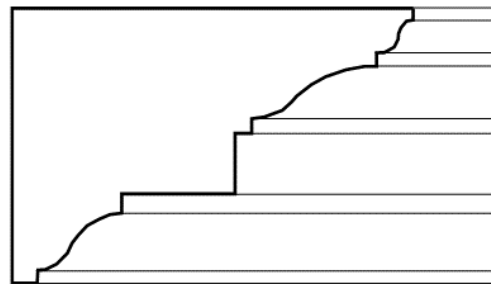
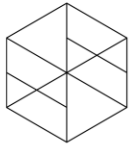


Figure 9 – Timber box cornice with mitred ends; ground floor no. 31 Great James Street, Camden 1720s.

4.17 Traditional buildings of this period would have a deep timber box cornice. Existing box cornices already exist at ground, first and second floor levels of the building. Examples of suitable box profile are shown in figures 9-10.

4.18 The kitchen would be located in the rear room at this level following its removal from the rear extension. The kitchen would be



comprised of freestanding units wholly independent of the wall structure and panelling. The waste pipe would be 40mm diameter copper clipped using munsen rings to the skirting. The waste would travel behind the kitchen units to the rear façade. The oven would include a self-circulating extraction system to avoid the need for unsightly mechanical extraction. The installation of a kitchen at ground floor would therefore have a minimal physical impact on the fabric of the building.

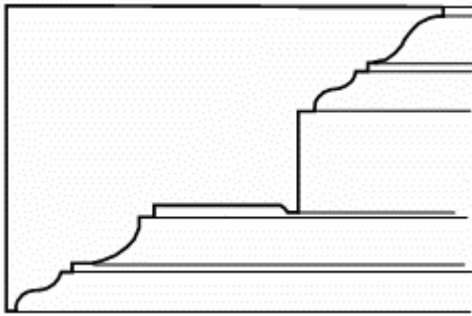


Figure 10 – Timber box cornice first floor No. 15 Elder Street, Spitalfields 1727 (*item 1 pg.169 Life in a Georgian City*)

4.19 In terms of the effects of the proposals on the building, the insertion of the kitchen unit at this level would have minimal impact on the character or layout of the space. Any perceived harm resulting from the kitchen at this level would be substantially outweighed by removing the large rear extension and reinstating appropriate early Georgian features at this level (together with other enhancements to the appearance and plan form of the building overall. Kitchens have recently been approved in the ground floor rear room at no.28 Great James Street, nos. 34 & 35 Fitzroy Square (grade I) and no. 8 Tavistock Place as part of works to return the properties to single family dwellings. It is therefore considered that works at this level would enhance the special interest of the listed building and conservation area and comply with relevant historic environment national and local policy.

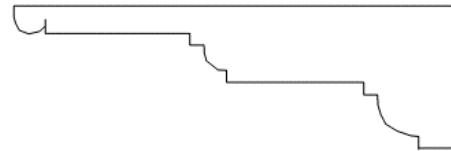
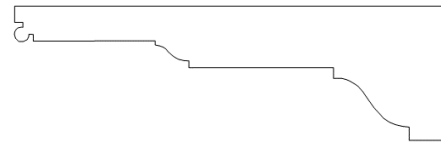


Figure 11 – Door architrave moulding; 28 Great



James Street, Camden 1720s.

Figure 12 - Door Architrave Moulding; Fournier Street, Spitalfields; 1726 (*item 1 pg.170 Life in a Georgian City*)

First Floor

4.20 The proposed alterations at first floor level include the removal of the bathroom to the rear room. This would reinstate a reception/living function to the significant *piano-nobile* of the house – as would have been its original use. Coupled with this would be the reinstatement of historic features and fabric at this level including the reinstatement of missing panelling, fire places and joinery. New deep timber cornices would be reinstated to match the ground floor and the existing floors (crudely levelled as part of the 2013 work) would be dropped to their original position with timber floor boards reinstated. The later lion motif style would be replaced with appropriate early Georgian painted timber architraves. Examples are shown in figures 11-13.

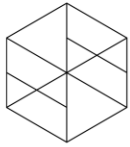


Figure 13 - image of original architrave from Great James Street

4.21 The removal of the rear extension allows the door from the half landing to be removed and a staircase landing window reinstated. This would significantly improve the setting and light to the historic staircase which is the key feature of the building. The former WC at this level would be relocated to a new small extension at ground floor level.

4.22 The works at this level would enhance the special interest and significance of the listed building and this element of the proposals would therefore comply with relevant local and national historic environment policy.

Second Floor

4.23 The main changes at second floor level involve the removal of the modern partition which divides the front room. The front room would be reinstated to its original size and proportions thereby enhancing the special interest and significance of the listed building and complying with relevant local and national historic environment policy.

Enforcement

4.24 Any new owner of a listed building becomes liable for the unauthorised works which occur prior to their ownership. The new owner of no. 34 Great James Street is aware of his responsibilities and would carry out all necessary repair and reinstatement work. We understand the unauthorised works primarily involve the levelling of the floors and removal of the floorboards and fire surrounds. The proposal includes carrying out works of reinstating appropriate floor levels to comply with the relevant discharge of condition details as well as the reinstating of reclaimed timber floor boards - as per the previous conditions.

4.25 The previous builders also removed fireplaces without permission. Photographic evidence of the fireplaces suggested these were non-original replica pieces. The intention would be to install historically accurate early Georgian fire surrounds with traditional fire baskets. This would exceed the need to simply reinstate what was previously stolen. Details of the fireplace will be provided during the course of the application.

Exterior

4.26 The approved detailed window drawings do not show fluted external architraves to the box frame. Our initial survey of the street suggests that the more decorative fluting is found on the sash boxes at ground and first floor levels. This detail has been included in some recent replacement sash boxes along the street. This detail would be included in any revised window details as well as new internal shutter to 2nd floor level. Currently there are no shutters within the property and none have been approved. The works would enhance the special character of the listed building and comply with relevant local and national historic environment policy.

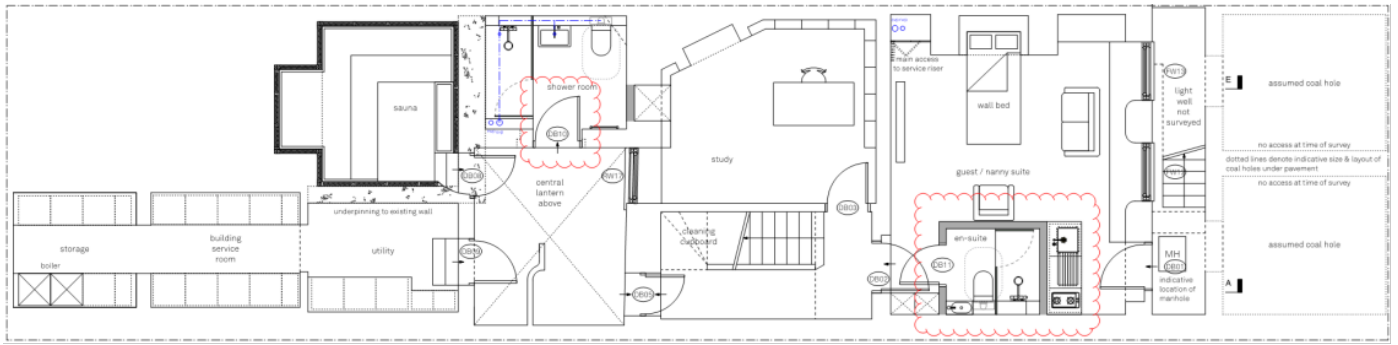


FIGURE 14. APPROVED LOWER GROUND FLOOR

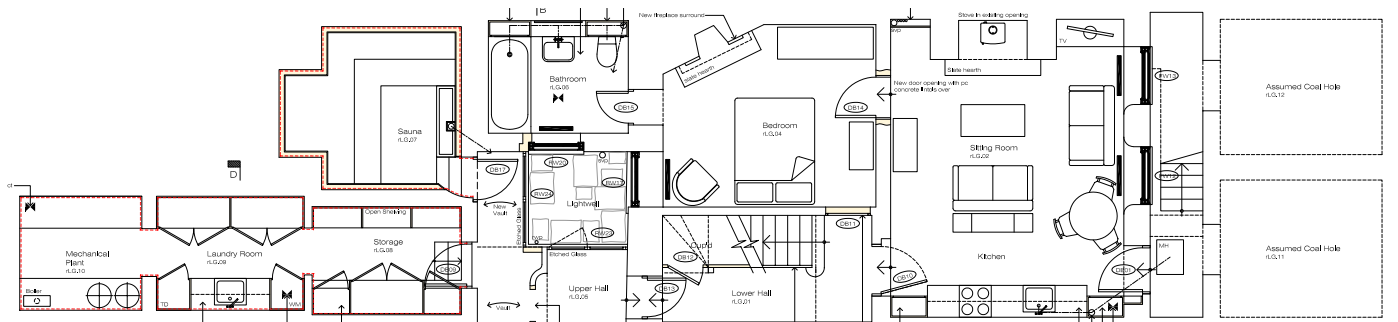


FIGURE 15. PROPOSED LOWER GROUND FLOOR

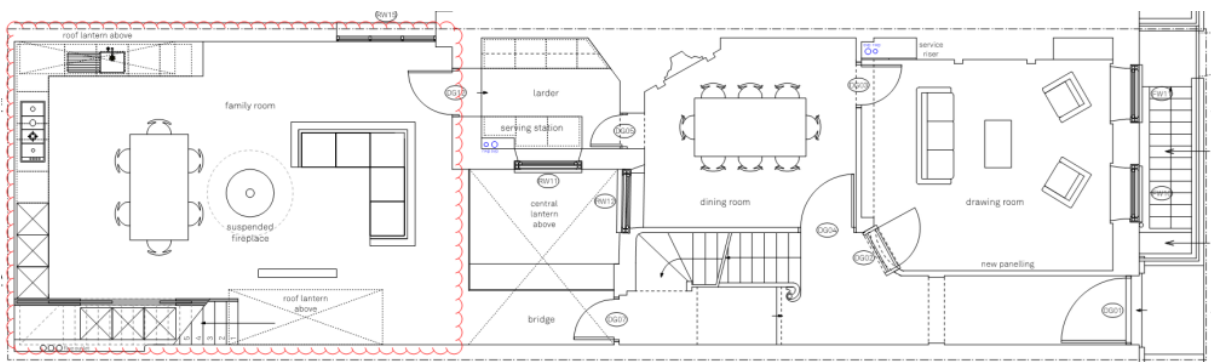


FIGURE 16. APPROVED GROUND FLOOR

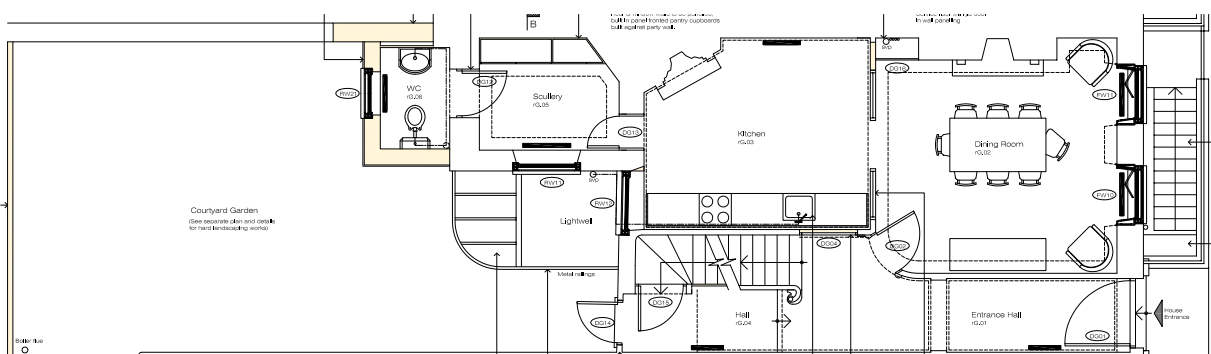


FIGURE 17. PROPOSED GROUND FLOOR

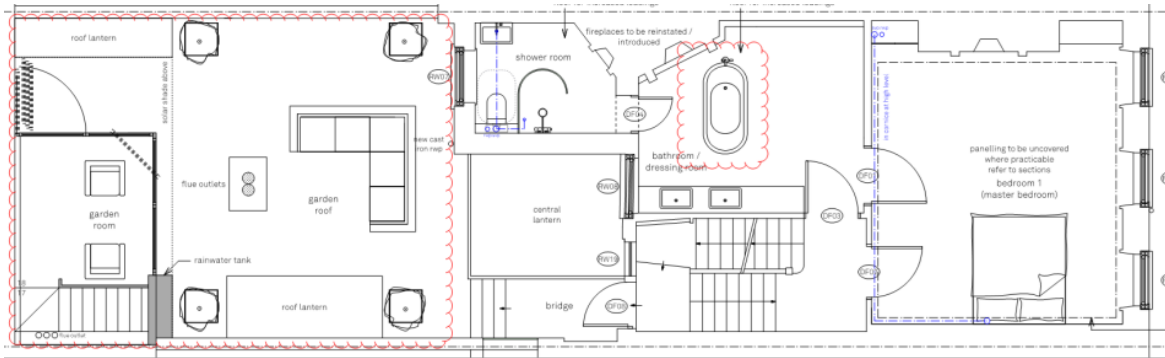


FIGURE 18. APPROVED FIRST FLOOR

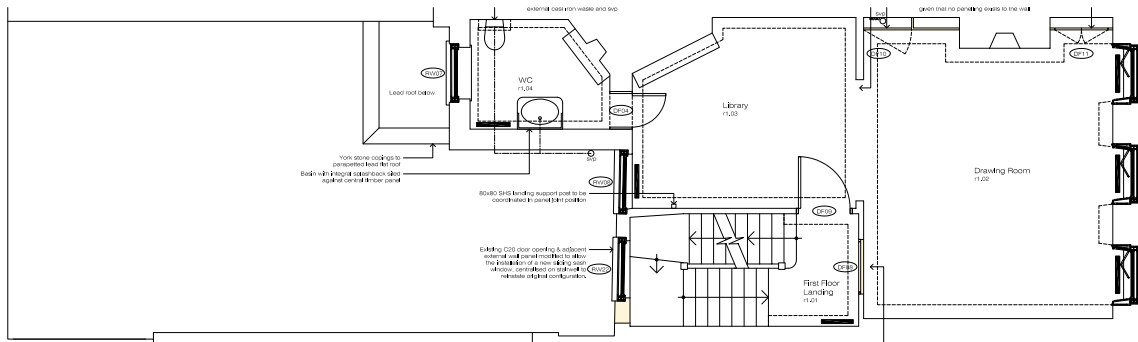


FIGURE 19. PROPOSED FIRST FLOOR

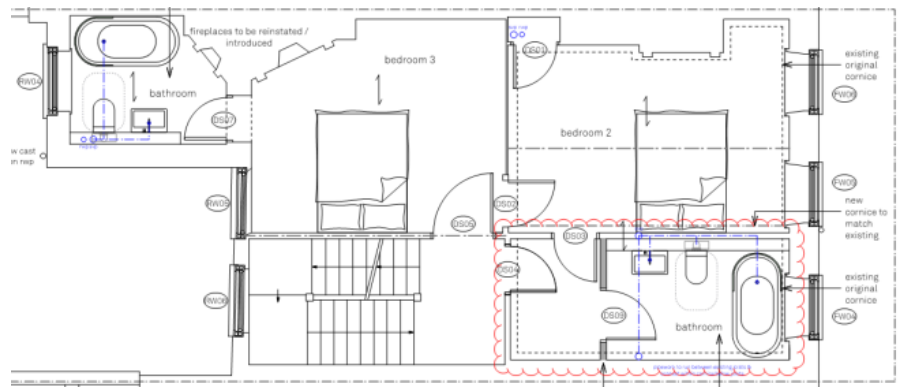


FIGURE 20. APPROVED SECOND FLOOR

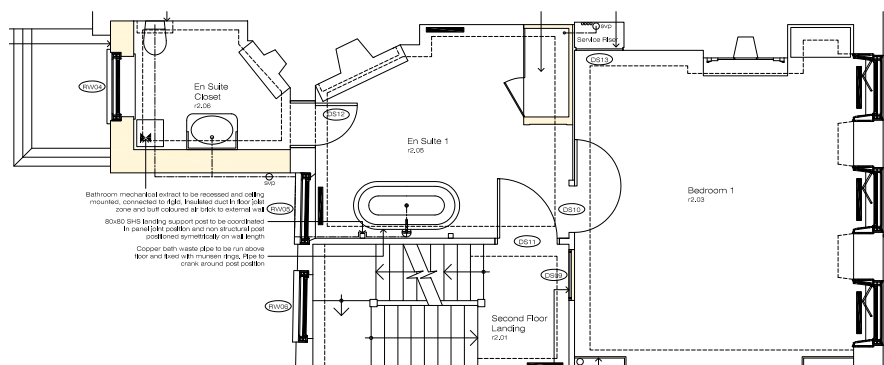


FIGURE 21. PROPOSED SECOND FLOOR

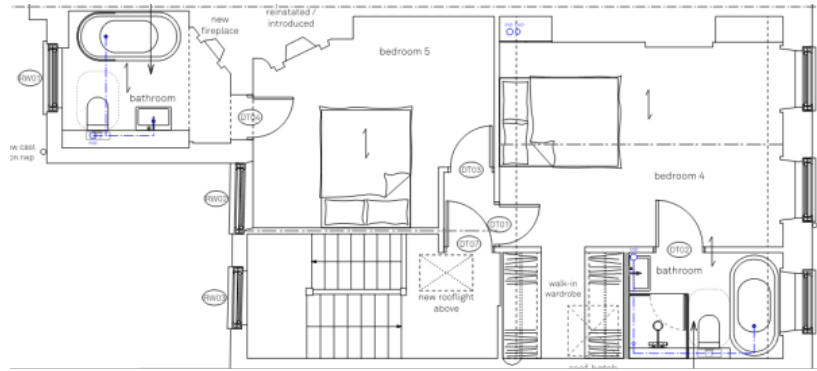


FIGURE 22. APPROVED THIRD FLOOR

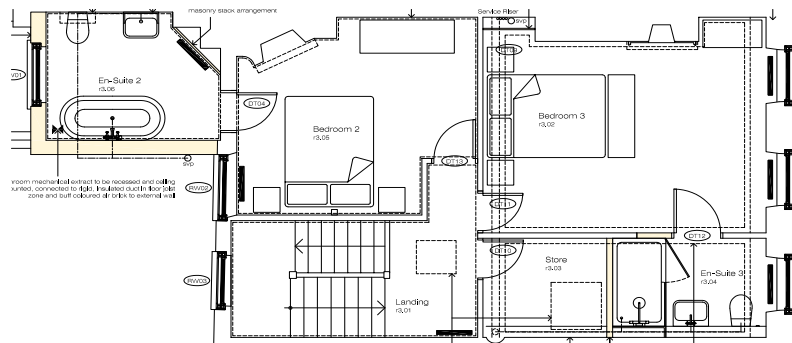
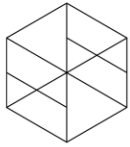


FIGURE 23. PROPOSED THIRD FLOOR



5 Conclusions

5.1 There is an existing planning permission to convert the existing grade II* listed building to a single family dwelling house. The 2013 permission has been implemented but works stopped in 2016 which resulted in the unauthorised loss of fireplaces and floorboards. The building has remained empty and uninhabitable since 2016 when it was placed on the Historic England Buildings at Risk Register by the London Borough of Camden stating its poor condition, vacant occupation and subsequent slow decay.

5.2 Externally the front elevation lacks its historic fenestration of traditional multipaned sash windows and its suffering from lack of occupancy and maintenance. The rear façade also suffers from lack of maintenance and the 1960s rear infill extension detracts from the original overall form and composition of the former townhouse.

5.3 Internally the building largely retains its plan form and a good amount of historic panelling but has suffered through harmful phases of intervention. Of particular concern is the current relatively poor state of the building following the 'downing of tools' in during 2013 works to the building.

5.4 The existing grade II* listed building remains a building of exceptional historic and architectural special interest. However, its recent history has left the building in a vulnerable state from being uninhabitable.

5.5 A new owner has recently bought the building and intends to complete its renovation for his own home. The proposed works seeks to make changes to the 2013 permission. The proposed changes significantly enhance the special interest of the listed building by reinstating the property to a scholarly early Georgian dwelling-house. The work involves the complete removal of the ground floor rear extension and the reinstatement of the original courtyard. The reinstatement of the original

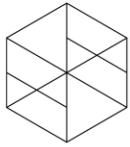
layout internally and the re-provision of early Georgian features such as deep timber cornice, door architraves, panelling and fireplaces where missing.

5.6 The previous permission installed the kitchen within the new extension. Its removal has forced the kitchen back inside the principal building where it is to be located in the ground floor rear room. Careful considerations have been given to its design and waste management. The kitchen would be freestanding with recirculating extraction system. The 400mm waste would not affect the structure and would connect to pre-existing SVP at the rear of the property.

5.7 Historic England welcomed the previous proposals and considered them to further reveal and enhance the significance of the listed building. The proposed works would not only ensure a long secure future for the building which has been vacant for 3 years but seeks to restore the early Georgian property to its original form, design and appearance in a manner which exceeds the expectations of the 2013 permission and its associated conditions.

5.8 The new owner also accepts the responsibility of making good the unauthorised works carried out in 2016 and these should be covered by the information provide as part of this application.

5.9 National policy (set out at appendix A) seek to enhance the significance of listed buildings and to protect them from unjustifiable harm, in common with local historic environment policy. The proposals would not harm the significance and special interest of the listed building and would significantly enhance its special character largely through restoring the building back to its original layout, character and appearance. It is therefore considered that the proposed alterations would importantly improve is current poor state of repair and slow decay. The proposals are therefore considered to be acceptable in terms of historic environment statutory and policy provision.



Appendix A

Relevant Policy Context

The following paragraphs briefly set out the range of national and local policy and guidance relevant to the consideration of change in the historic built environment. The relevant statutory provision for the historic environment is the Planning (Listed Buildings and Conservation Areas) Act 1990.

The National Planning Policy Framework (2012)

The National Planning Policy Framework (NPPF) was published in February 2019 and sets out the government's approach to dealing with the historic environment. Section 12 of the NPPF deals specifically with this area of policy. Policies relevant in this particular case are as follows.

Paragraph 189 states that applicants should describe the significance of any heritage assets affected, including any contribution made by their setting. 'The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.' A history of the site and its context and a statement of significance are presented in this report at section 2.

Paragraph 192 is clear that in determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness

Paragraph 193 sets out that 'when considering the impact of a proposed development on the significance of a designated heritage asset,

great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional.'

Paragraph 200 deals with opportunities for new development within Conservation Areas and setting of to enhance or better reveal their significance. It states "Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably."

London Borough of Camden Local Plan

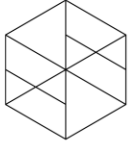
Camden's Local Plan was adopted in June 2017. The most relevant policy in this case is Policy D2: Heritage.

With regard to Conservation Areas, the policy states that the Council will:

- Require that development within conservation areas preserves or, where possible, enhances the character and appearance of the area.

With regard to Listed Buildings, the policy sets out that the Council will:

- Resist proposals for a change of use or alterations and extensions to a listed building where this would cause harm to the special architectural and historic interest of the building.



The
Heritage
Practice

10 Bloomsbury Way, London WC1A 2SL
+44 (0)20 3871 2951
www.theheritagepractice.com
info@theheritagepractice.com

Heritage Appraisal
No. 34 Great James Street, London, W1CN
June 2019

Appendix B

2013 Planning Permission and Listed Building Consent Decision Notices

Miss Cherry McAlister
Paul Archer Design
103 Farringdon Road
London
EC1R 3BS

Tel 020 7974 4444
Fax 020 7974 1930
Textlink 020 7974 6866

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

Application Ref: **2013/4419/P**
Please ask for: **Hugh Miller**
Telephone: 020 7974 **2624**

26 September 2013

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) Order 2010
Town and Country Planning (Applications) Regulations 1988

Full Planning Permission Granted

Address:
34 Great James Street
London
WC1N 3HB

Proposal:
Change of use from offices (Class B1) at basement and ground floor level and 3x1 bed flats (Class C3) at first to third floor level, to a single dwellinghouse (Class C3), including replacement ground floor rear extension with first floor external terrace and associated works.

Drawing Nos: Location plan; Existing - 563.001 Rev b; 563. 002 / Rev b; 563.003 / Rev b; 563.004 / Rev a; 563.005 / Rev a; 563.006 / Rev a; 563.007 / Rev a; 563.008; 563.009 / Rev a; 563.010; 563.011 / Rev a; 563. 012; 563.013; 563.014; 563.015; 563.016; Proposed - 563.050 / Rev c; 563.051/ Rev c; 563.052/ Rev c; 563.053 / Rev a; 563.054 / Rev a; 563.055 / Rev a; 563.056 / Rev a; 563.057; 563.058; 563.059; 563.060 / Rev a; 563.061 / Rev a. 8005/009; 8005/10; 8005/11; 8005/12; 8005/13. Design & Access Statement January 2013; Heritage Statement Rev A, January 2013; Structural Engineer's Report March 2013 & June 2013.



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 (Promoting high quality places and conserving heritage / conservation areas) of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage / conservation areas) 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 [Location plan; Existing - 563.001 Rev b; 563.002 / Rev b; 563.003 / Rev b; 563.004 / Rev a; 563.005 / Rev a; 563.006 / Rev a; 563.007 / Rev a; 563.008; 563.009 / Rev a; 563.010; 563.011 / Rev a; 563.012; 563.013; 563.014; 563.015; 563.016; Proposed - 563.050 / Rev c; 563.051 / Rev c; 563.052 / Rev c; 563.053 / Rev a; 563.054 / Rev a; 563.055 / Rev a; 563.056 / Rev a; 563.057; 563.058; 563.059; 563.060 / Rev a; 563.061 / Rev a. 8005/009; 8005/10; 8005/11; 8005/12; 8005/13. Design & Access Statement January 2013; Heritage Statement Rev A, January 2013; Structural Engineer's Report March 2013 & June 2013.]

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

Informative(s):

- 1 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).
- 2 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

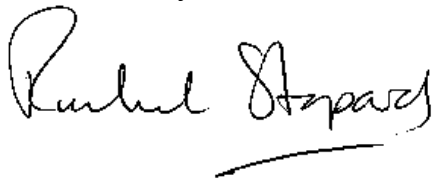
team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

- 3 In good time, prior to the start of construction (or if appropriate, demolition) on site, the contractor shall discuss and agree with the Council's Engineering Service Network Management team (tel: 020-7974 2410) detailed arrangements for the transportation of goods and materials to and from the site. The Council will prosecute those responsible for any breaches of the provisions of the Highways and Litter Acts which occur as a result of construction on the site.
- 4 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 5 You are reminded that this decision only grants permission for permanent residential accommodation (Class C3). Any alternative use of the residential units for temporary accommodation, i.e. for periods of less than 90 days for tourist or short term lets etc, would constitute a material change of use and would require a further grant of planning permission.

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.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully



Rachel Stopard
Director of Culture & Environment

It's easy to make, pay for, track and comment on planning applications on line. Just go to www.camden.gov.uk/planning.

It is important to us to find out what our customers think about the service we provide. To help us in this respect, we would be very grateful if you could take a few moments to complete our [online planning applicants' survey](#). We will use the information you give us to monitor and improve our services.

Miss Cherry McAlister
Paul Archer Design
103 Farringdon Road
London
EC1R 3BSApplication Ref: **2013/4498/L**
Please ask for: **Hugh Miller**
Telephone: 020 7974 **2624**

26 September 2013

Dear Sir/Madam

DECISIONPlanning (Listed Building and Conservation Areas) Act 1990
Planning (Listed Buildings and Conservation Areas) Regulations 1990**Listed Building Consent Granted**Address:
34 Great James Street
London
WC1N 3HB

Proposal:

Internal and external works in association with change of use from offices (Class B1) at basement and ground floor level and 3x1 bed flats (Class C3) at first to third floor level, to a single dwellinghouse (Class C3), including replacement ground floor rear extension with first floor external terrace and associated works.

Drawing Nos: Location plan; Existing - 563.001 Rev b; 563.002 / Rev b; 563.003 / Rev b; 563.004 / Rev a; 563.005 / Rev a; 563.006 / Rev a; 563.007 / Rev a; 563.008; 563.009 / Rev a; 563.010; 563.011 / Rev a; 563.012; 563.013; 563.014; 563.015; 563.016; Proposed - 563.050 / Rev c; 563.051/ Rev c; 563.052/ Rev c; 563.053 / Rev a; 563.054 / Rev a; 563.055 / Rev a; 563.056 / Rev a; 563.057; 563.058; 563.059; 563.060 / Rev a; 563.061 / Rev a. 8005/009; 8005/10; 8005/11; 8005/12; 8005/13. Design & Access Statement January 2013; Heritage Statement Rev A, January 2013; Structural Engineer's Report March 2013 & June 2013.

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 All new work and work of making good shall be carried out to match the original 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 CS14 (Promoting high quality places and conserving heritage / conservation areas) of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 (Conserving Camden's heritage / conservation areas) of the London Borough of Camden Local Development Framework Development Policies.

- 3 All architectural features including e.g. cornices, architraves, skirting, floorboards, balustrades, and fireplaces shall be retained and repaired to match the original work unless shown on the drawings hereby approved.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 (Promoting high quality places and conserving heritage / conservation areas) of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 (Conserving Camden's heritage / conservation areas) of the London Borough of Camden Local Development Framework Development Policies.

- 4 The new joinery work shall match the existing joinery work adjacent in respect of materials, dimensions and profiles, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 (Promoting high quality places and conserving heritage / conservation areas) of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 (Conserving Camden's heritage / conservation areas) of the London Borough of Camden Local Development Framework Development Policies.

- 5 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the Council before the relevant part of the work is begun:

- 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.

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 (Promoting high quality places and conserving heritage / conservation areas) of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 (Conserving Camden's heritage / conservation areas)of the London Borough of Camden Local Development Framework Development Policies.

- 6 All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent. This includes lath and plaster walls and ceilings.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 (Promoting high

quality places and conserving heritage / conservation areas) of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 (Conserving Camden's heritage / conservation areas) of the London Borough of Camden Local Development Framework Development Policies.

- 7 No lights, meter boxes, flues, vents or pipes, and no telecommunications equipment, alarm boxes, television aerials or satellite dishes shall be fixed or installed on the external face of the buildings, without the prior approval in writing of the Council.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 (Promoting high quality places and conserving heritage / conservation areas) of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 (Conserving Camden's heritage / conservation areas) of the London Borough of Camden Local Development Framework Development Policies.

- 8 All new partitions shall be scribed around the existing ornamental mouldings.

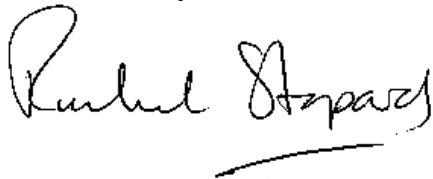
Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 (Promoting high quality places and conserving heritage / conservation areas) of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 (Conserving Camden's heritage / conservation areas) of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 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.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully



Rachel Stopard
Director of Culture & Environment

It's easy to make, pay for, track and comment on planning applications on line. Just go to www.camden.gov.uk/planning.

It is important to us to find out what our customers think about the service we provide. To help us in this respect, we would be very grateful if you could take a few moments to complete our [online planning applicants' survey](#). We will use the information you give us to monitor and improve our services.

Application ref: 2018/1360/L
Contact: Charles Rose
Tel: 020 7974 1971
Date: 18 October 2018

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

Marek Wojciechowski Architects Ltd.
First Floor 66-68 Margaret Street LONDON
W1W 8SR

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Approval of Details (Listed Building) Granted

Address:

**34 Great James Street
LONDON
WC1N 3HB**

Proposal:

Discharge of condition 5c (windows) pursuant to listed building consent dated 26 September 2013 ref: 2013/4498/L.

Drawing Nos:

400_301 A; 400_302 A; 400_303 A; 400_304 A; 400_305 A

800_102 A.

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

Informative(s):

- 1 Consent is sought to Discharge of condition 5c (windows) pursuant to listed building consent dated 26 September 2013 ref: 2013/4498/L.

Condition 5 states

Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the Council before

the relevant part of the work is begun:

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.

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 (Promoting high quality places and conserving heritage / conservation areas) of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 (Conserving Camden's heritage / conservation areas)of the London Borough of Camden Local Development Framework Development Policies.

The details of the new windows has been amended during the course of the

application to retain provide appropriate scholarly replacements to respond to the value and age of the building

There were no responses to public consultation which was undertaken through a site notice and press notice.

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

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

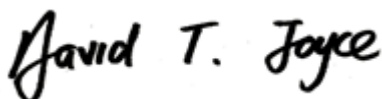
As such, the proposal is in general accordance with policies D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Frame

- 2 You are reminded that condition 5d (materials) of listed building 26 September 2013 ref: 2013/4498/L is outstanding and require details to be submitted to and approved by the Council.
- 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.

You can find advice about your rights of appeal at:

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

Yours faithfully



David Joyce
Director of Regeneration and Planning

Application ref: 2018/1367/L
Contact: Charles Rose
Tel: 020 7974 1971
Date: 18 October 2018

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

Marek Wojciechowski Architects Ltd.
First Floor 66-68 Margaret Street
LONDON
W1W 8SR

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Approval of Details (Listed Building) Granted

Address:

34 Great James Street LONDON WC1N 3HB

Proposal:

Discharge of condition 5h (panelling) pursuant to listed building consent dated 26 September 2013 ref: 2013/4498/L.

Drawing Nos:

200_201 A; 200_202 A; 200_203A; 200_204A; 200_205 A;

500_101 A; 500_102 A; 500_103 A; 500_104 A; 500_201 A; 500_202 A; 500_203 A;
500_302 A; 500_303 A; 500_304 A; 500_305 A; 500_306 A; 500_402 A; 500_403 A;
500_404 A; 500_405 A; 500_406 A;

700_601 A; 900_101; Method Statement the Renovation of the Existing Wall Panelling and the installation of the Replacement Panelling.

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

Informative(s):

- 1 Consent is sought to Discharge of condition 5H (Panelling) pursuant to listed building consent dated 26 September 2013 ref: 2013/4498/L.

Condition 5 states

Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the Council before the

relevant part of the work is begun:

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.

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 (Promoting high quality places and conserving heritage / conservation areas) of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 (Conserving Camden's heritage / conservation areas) of the London Borough of Camden Local Development Framework Development Policies.

The details of the panelling have been amended during the course of the application to ensure all existing panelling is retained, restored and protected where necessary

There were no responses to public consultation which was undertaken through a site notice and press notice.

The site's planning history has been taken into account when making this decision. Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the Planning (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 policies D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework

- 2 Works commenced on the implementation of the original permission before the previous developer/contractor stopped works and in doing so removed elements of the building with consent. This consent also allow for the scholarly reinstatement of the lost features and fabric.

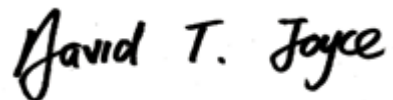
You are advised that the details hereby approved shall be implemented in full or you may risk enforcement action being taken.

- 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 You are reminded that condition 5d (materials) of listed building 26 September 2013 ref: 2013/4498/L is outstanding and require details to be submitted to and approved by the Council.

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 that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Director of Regeneration and Planning

Application ref: 2018/1357/L
Contact: Charles Rose
Tel: 020 7974 1971
Date: 18 October 2018

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

Marek Wojciechowski
66-68 Margaret Street
London
W1W 8SR

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Approval of Details (Listed Building) Granted

Address:

**34 Great James Street
LONDON
WC1N 3HB**

Proposal:

Discharge of condition 5a (doors) pursuant to listed building consent dated 26 September 2013 ref: 2013/4498/L.

Drawing Nos:

100_101 A; 100_102 A; 100_103 A; 100_104 A; 100_105 A.

300_101; 300_102; 300_103

700_103 A; 700_104; 700_105; 700_106 ; 700_107; 700_108; 700_109; 700_110;
800_101 A.

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

Informative(s):

- 1 Consent is sought to Discharge of condition 5a (doors) pursuant to listed building consent dated 26 September 2013 ref: 2013/4498/L.

Condition 5 states

Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the Council before the relevant part of the work is begun:

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.

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 (Promoting high quality places and conserving heritage / conservation areas) of the London Borough of Camden Local Development Framework Core Strategy and policy

DP25 (Conserving Camden's heritage / conservation areas)of the London Borough of Camden Local Development Framework Development Policies.

The details of the retained and new doors have been amended during the course of the application to retain historic doors and provide appropriate scholarly replacements to respond to the value and hierarchy of the building where missing.

There were no responses to public consultation which was undertaken through a site notice and press notice.

The site's planning history has been taken into account when making this decision. Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the Planning (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 policies D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Frame

- 2 Works commenced on the implementation of the original permission before the previous developer/contractor stopped works and in doing so removed elements of the building with consent. This consent also allow for the scholarly reinstatement of the lost features and fabric.

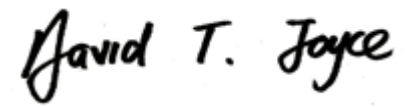
You are advised that the details hereby approved shall be implemented in full or you may risk enforcement action being taken.

- 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 You are reminded that condition 5d (materials) of listed building 26 September 2013 ref: 2013/4498/L is outstanding and require details to be submitted to and approved by the Council.

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 that reads "David T. Joyce". The signature is written in a cursive style with a large initial 'D' and 'J'.

David Joyce
Director of Regeneration and Planning

Application ref: 2018/1363/L
Contact: Charles Rose
Tel: 020 7974 1971
Date: 6 December 2018

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

GFZ Investments Ltd.
34, Great James Street 66-68 Margaret Street
LONDON WC1N 3HB

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Approval of Details (Listed Building) Granted

Address:

**34 Great James Street
LONDON
WC1N 3HB**

Proposal:

Discharge of condition 5e (floor finish and threshold) pursuant to listed building consent dated 26 September 2013 ref: 2013/4498/L.

Drawing Nos:

200_501 A; 200_502 A; 200_503 A; 200_504 A; 200_505 A; 200_206;
400_101; 400_102 A; 400_103 A; 400_104 A; 400_105 A;
700_601;
900_101.

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

Informative(s):

- 1 Consent is sought to Discharge of condition 5e pursuant to listed building consent dated 26 September 2013 ref: 2013/4498/L.

Condition 5e states: Detailed drawings, or samples of materials as appropriate,

in respect of the following, shall be submitted to and approved in writing by the Council before the relevant part of the work is begun:

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.

The details of the floor including finish, heating and threshold details have been amended during the course of the application. The details of the conditions relate to the approved scheme and would satisfactorily preserve the special interest of the grade II* listed building.

There were no responses to public consultation which was undertaken through a site notice and press notice.

The site's planning history has been taken into account when making this decision. Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the Planning (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 policies D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework

- 2 You are reminded that condition 5d (materials) of listed building 26 September 2013 ref: 2013/4498/L is outstanding and require details to be submitted to and approved by the Council.
- 3 Works commenced on the implementation of the original permission before the previous developer/contractor stopped works and in doing so removed elements of the building with consent. This consent also allow for the scholarly reinstatement of the lost features and fabric.

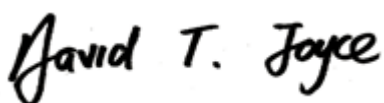
You are advised that the details hereby approved shall be implemented in full or you may risk enforcement action being taken.

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 2018.

You can find advice about your rights of appeal at:

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

Yours faithfully



David Joyce
Director of Regeneration and Planning

Application ref: 2018/1360/L
Contact: Charles Rose
Tel: 020 7974 1971
Date: 18 October 2018

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

Marek Wojciechowski Architects Ltd.
First Floor 66-68 Margaret Street
LONDON
W1W 8SR

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Approval of Details (Listed Building) Granted

Address:

**34 Great James Street
LONDON
WC1N 3HB**

Proposal:

Discharge of condition 5c (windows) pursuant to listed building consent dated 26 September 2013 ref: 2013/4498/L.

Drawing Nos:

400_301 A; 400_302 A; 400_303 A; 400_304 A; 400_305 A

800_102 A.

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

Informative(s):

- 1 Consent is sought to Discharge of condition 5c (windows) pursuant to listed building consent dated 26 September 2013 ref: 2013/4498/L.

Condition 5 states

Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the Council before

the relevant part of the work is begun:

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.

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 (Promoting high quality places and conserving heritage / conservation areas) of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 (Conserving Camden's heritage / conservation areas)of the London Borough of Camden Local Development Framework Development Policies.

The details of the new windows has been amended during the course of the

application to retain provide appropriate scholarly replacements to respond to the value and age of the building

There were no responses to public consultation which was undertaken through a site notice and press notice.

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

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

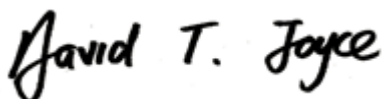
As such, the proposal is in general accordance with policies D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Frame

- 2 You are reminded that condition 5d (materials) of listed building 26 September 2013 ref: 2013/4498/L is outstanding and require details to be submitted to and approved by the Council.
- 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.

You can find advice about your rights of appeal at:

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

Yours faithfully



David Joyce
Director of Regeneration and Planning

Application ref: 2018/1588/L
Contact: Charles Rose
Tel: 020 7974 1971
Date: 13 December 2018

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

Marek Wojciechowski Architects Ltd
66-68 Margaret Street
London
W1W 8SR

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Approval of Details (Listed Building) Granted

Address:

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

Proposal:

Details of any works associated with alterations or upgrading to satisfy Building Regulations or Fire Certification required by condition 5G of listed building consent (ref: 2013/4498/L) granted on 26.09.2013 for: internal and external works association with change of use from offices (Class B1) at basement and ground floor level and 3x1 bed flats (Class C3) at first to third floor level, to a single dwellinghouse (Class C3), including replacement ground floor rear extension with first floor external terrace and associated works.

Drawing Nos: 200_601 - 200_605;
400_102 - 400_105; CONDITION SURVEY AND REPAIR REPORT Rev P3 Date: 07
December 2018; PUCK Mist System Proposed Plans sheet 1-6; Puck installation sheet
x2; Mist System Nozzle Images x 3; Mist System Supply Pipe Image; Method
Statement-Panelling.

Informative(s):

- 1 Consent is sought to Discharge of condition 5g (works of alterations or

upgrading) pursuant to listed building consent dated 26 September 2013 ref: 2013/4498/L.

The changes required to satisfy Building regulations are the minimum necessary and would not cause undue damage to the fabric or special interest of the grade II* listed building.

There were no responses to public consultation which was undertaken through a site notice and press notice. Historic England stated that the submitted details were considered satisfactory to meet the requirements condition.

The site's planning history has been taken into account when making this decision. Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the Planning (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 policies D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Frame

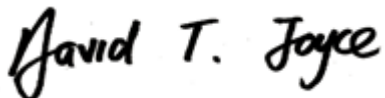
- 2 You are reminded that condition 5d (materials) of listed building 26 September 2013 ref: 2013/4498/L is outstanding and require details to be submitted to and approved by the Council.

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 2018.

You can find advice about your rights of appeal at:

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

Yours faithfully



David Joyce
Director of Regeneration and Planning

Application ref: 2018/1359/L
Contact: Charles Rose
Tel: 020 7974 1971
Date: 18 October 2018

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

Marek Wojciechowski Architects Ltd.
66-68 Margaret Street
London
W1W 8SR

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Approval of Details (Listed Building) Granted

Address:

**34 Great James Street
LONDON
WC1N 3HB**

Proposal:

Discharge of condition 5b (joinery and plasteerwork) pursuant to listed building consent dated 26 September 2013 ref: 2013/4498/L.

Drawing Nos:

200_301 A; 200_302 A; 200_303 A; 200_304 A; 200_305 A;
200_101 A; 200_102 A; 200_103 A; 200_104 A; 200_105 A;

700_101 A; 700_102 C;
800_103 A; 800_104 A.

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

Informative(s):

- 1 Consent is sought to Discharge of condition 5b (joinery and plaster) pursuant to

listed building consent dated 26 September 2013 ref: 2013/4498/L.

Condition 5 states

Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the Council before the relevant part of the work is begun:

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 corncicing 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.

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 (Promoting high quality places and conserving heritage / conservation areas) of the London

Borough of Camden Local Development Framework Core Strategy and policy DP25 (Conserving Camden's heritage / conservation areas)of the London Borough of Camden Local Development Framework Development Policies.

The details of the skirting and cornicing have been amended during the course of the application to retain historic features and provide scholarly plaster and timber replacements to respond to the value and hierarchy of the building where missing.

There were no responses to public consultation which was undertaken through a site notice and press notice.

The site's planning history has been taken into account when making this decision. Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the Planning (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 policies D1 and D2 of the Camden Local Plan 2017.

- 2 You are reminded that condition 5d (materials) of listed building 26 September 2013 ref: 2013/4498/L is outstanding and require details to be submitted to and approved by the Council.
- 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 Works commenced on the implementation of the original permission before the previous developer/contractor stopped works and in doing so removed elements of the building with consent. The consent also allow for the scholarly reinstatement of the lost features and fabric.

You are advised that the details hereby approved shall be implemented in full or you may risk enforcement action being taken.

You can find advice about your rights of appeal at:

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

Yours faithfully

David T. Joyce

David Joyce
Director of Regeneration and Planning