

# The Heritage Practice

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

Development Management  
Environment & Leisure  
London Borough of Camden  
5 Pancras Square  
London  
N1C 4AG

8th July 2019

Dear Mr. Baxter

**34 Great James Street, London, WC1N**

Please find enclosed an application for:

*Amendments to planning permission and listed building consent dated 26th September 2013 (ref: 2013/4419/P & 2013/4498/L) including reinstatement of the ground floor courtyard following the removal of the existing 1960s rear extension as well as minor internal alterations.*

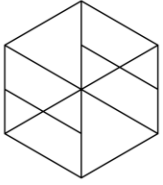
In 2013 planning permission and listed building consent was granted to convert the existing grade II\* listed building to a single family dwelling house. The 2013 permission has been implemented but works stopped in 2016 which resulted in the unauthorised loss of fireplaces and floorboards. The building 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.

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 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.

## **The Submission**

This application has been submitted as a Full planning & listed building consent via the planning portal (ref: PP-07958599) with the fee of £206 paid online. The submission is accompanied by the documents set out in the schedule below.

Should you require any clarification or further information then please do not hesitate to contact [info@theheritagepractice.com](mailto:info@theheritagepractice.com)



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## Drawing schedule

DESIGN AND ACCESS STATEMENT

CONDITION SURVEY AND REPAIR REPORT dated 4<sup>th</sup> June Rev4

SITE LOCATION PLAN		ST711-01	
EXISTING PLANS		ST711-02A	
		ST711-03A	
EXISTING SECTION	AA	ST711-04	
EXISTING SECTION	BBCC	ST711-05	
EXISTING SECTION	DD	ST711-06	
EXISTING SECTION	EE	ST711-07	
EXISTING SIDE ELE		ST711-08	
PROPOSED FLOOR PLANS		ST711-50A	
		ST711-51A	
PROPOSED SECTION AA		ST711-52A	
PROPOSED SECTION AA	BBCC	ST711-53A	
PROPOSED ELE & SEC		ST711-54	
PROPOSED SECTION AA	EE	ST711-55A	
PROPOSED SIDE ELE		ST711-56	
ROOM ELEVATIONS		ST711-57	
		ST711-58	
		ST711-59A	
		ST711-60A	
		ST711-61 -	ST711-71
JOINERY DETAILS		ST711-72	
PROPOSED WINDOW DETAILS		ST711-80-83	
HERITAGE APPRAISAL			
PHOTOGRAPHIC SURVEY			

Yours faithfully

The Heritage Practice