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Development Management  
Camden Town Hall Extension  
Argyle Street  
London WC1H 8EQ

Application for Planning Permission and listed building consent for alterations,  
extension or demolition of a listed building.  
Town and Country Planning Act 1990  
Planning (Listed Buildings and Conservation Areas) Act 1990

**Publication of applications on planning authority websites.**

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

**1. Site Address**

|                |                      |
|----------------|----------------------|
| Number         | <input type="text"/> |
| Suffix         | <input type="text"/> |
| Property name  | 14 & 15              |
| Address line 1 | Great James Street   |
| Address line 2 | <input type="text"/> |
| Address line 3 | <input type="text"/> |
| Town/city      | London               |
| Postcode       | WC1N 3DP             |

Description of site location must be completed if postcode is not known:

|              |        |
|--------------|--------|
| Easting (x)  | 530749 |
| Northing (y) | 181989 |

Description

Situated in the heart of Bloomsbury the closest transport links are located at Russell Square, Holborn and Chancery Lane. Covent Garden and The City are within 10 minute walking distance. Mainline stations are situated at Kings Cross, Euston and St Pancras (incorporating the Eurostar terminal).

**2. Applicant Details**

|                |                           |
|----------------|---------------------------|
| Title          | Mr                        |
| First name     | Robert                    |
| Surname        | Luck                      |
| Company name   | 15 Great James Street Ltd |
| Address line 1 | 14 Great James Street     |
| Address line 2 | <input type="text"/>      |
| Address line 3 | <input type="text"/>      |
| Town/city      | London                    |

## 2. Applicant Details

|                  |                                       |
|------------------|---------------------------------------|
| Country          | <input type="text"/>                  |
| Postcode         | <input type="text" value="WC1N 3DP"/> |
| Primary number   | <input type="text"/>                  |
| Secondary number | <input type="text"/>                  |
| Fax number       | <input type="text"/>                  |
| Email address    | <input type="text"/>                  |

Are you an agent acting on behalf of the applicant?

Yes  No

## 3. Agent Details

|                  |   |
|------------------|---|
| Title            | <input type="text" value="Ms"/>                               |
| First name       | <input type="text" value="Sally"/>                            |
| Surname          | <input type="text" value="Keogh"/>                            |
| Company name     | <input type="text" value="OWEN ARCHITECTS LTD"/>              |
| Address line 1   | <input type="text" value="Owen Architects Ltd"/>              |
| Address line 2   | <input type="text" value="46 Britton Street"/>                |
| Address line 3   | <input type="text"/>  |
| Town/city        | <input type="text" value="London"/>                           |
| Country          | <input type="text" value="United Kingdom"/>                   |
| Postcode         | <input type="text" value="EC1M 5UJ"/>                         |
| Primary number   | <input type="text" value="02076082889"/>                      |
| Secondary number | <input type="text"/>  |
| Fax number       | <input type="text"/>  |
| Email            | <input type="text" value="Sally.Keogh@owenarchitects.co.uk"/> |

## 4. Description of the Proposal

Please describe details of the proposed development or works including details of proposals to alter, extend or demolish the listed building(s).

If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.

The replacement of a two storey rear extension from lower ground to ground floors with a terrace at first floor level. Alterations and re-building of the rear façade and internal restoration and erection of roof terrace to the property at 15 Great James St. The original openings to No.14 within the stairwell at all floor levels and on the third floor are to be reopened in order to provide circulation between No.14 & No. 15, all associated with their current B1a use as offices.

Has the development or work already been started without consent?

Yes  No

## 5. Listed Building Grading

What is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

## 5. Listed Building Grading

- Don't know  
 Grade I  
 Grade II\*  
 Grade II

Is it an ecclesiastical building?

Don't know  Yes  No

## 6. Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?

Yes  No

If Yes, which of the following does the proposal involve?

a) Total demolition of the listed building

Yes  No

b) Demolition of a building within the curtilage of the listed building

Yes  No

c) Demolition of a part of the listed building

Yes  No

If the answer to c) is Yes

What is the total volume of the listed building? 1733

Cubic metres

What is the volume of the part to be demolished?

393

Cubic metres

What was the date (approximately) of the erection of the part to be removed?

Month

4

Year

1965

(Date must be pre-application submission)

Please provide a brief description of the building or part of the building you are proposing to demolish

Post-1964 rear extension to No.15 Great James Street.

Please note: The volume calculations shown above are related to No.15 only. No works will be carried out to No.14 only the re-instating of the original openings between the properties as shown on the drawings.

Why is it necessary to demolish or extend (as applicable) all or part of the building(s) and or structure(s)?

Extension of lower ground floor and ground floor in order to accommodate office use.

Demolition of modern rear extension to incorporate a new layout suited to office use on upper floors.

Removal of mezzanine floors in post-1964 extension and reinstatement at same level as main floors.

## 7. Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

Yes  No

## 8. Listed Building Alterations

Do the proposed works include alterations to a listed building?

Yes  No

If Yes, do the proposed works include

a) works to the interior of the building?

Yes  No

b) works to the exterior of the building?

Yes  No

c) works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?

Yes  No

d) stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)?

Yes  No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed. Also include the proposal for their replacement, including any new means of structural support, and state references for the

## 8. Listed Building Alterations

plan(s)/drawing(s).

Refer to the Design and Access Statement for photographs and Item 6 for full list of drawings and reports.

Existing Drawings: 406-1001; 406-1999; 406-2000; 406-2001; 406-2002; 406-2003; 406-2004; 406-3000; 406-3001; 406-4001; 406-4002; 406-4002; 406-4003; 406-4004.

Proposed Drawings: 406-1101; 406-2099; 406-2100; 406-2101; 406-2102; 406-2103; 406-2104; 406-3100; 406-3101; 406-4102; 406-4103; 406-4104.

## 9. Materials

Does the proposed development require any materials to be used?

Yes  No

**Please provide a description of existing and proposed materials and finishes to be used (including type, colour and name for each material) demolition excluded**

Please add materials by using the dropdown, clicking 'Add' and filling in all the fields in the popup box.

To correct existing entries, use the 'Edit' link to open the popup box and ensure that all fields are completed.

| External Walls   |   |
|--|---|
| Please provide a description of existing materials and finishes: | Front Elevation No's 14 & 15: Yellow London stock brick- Flemish bond.<br>Rear Elevation No.14: White glazed brick to 1st floor, white matt brick to 2nd floor and above - Flemish bond.<br>Rear Elevation No.15: Yellow-pink multi stock brick - Flemish bond. |
| Please provide a description of proposed materials and finishes: | Front Elevation No.15: Brickwork cleaning & re- pointing.<br>Rear Elevation No.15: White glazed brick to 1st floor, white matt brick to 2nd floor and above - Flemish bond to match No.14. Brick as per agreed within Planning Approval 2015/3046/P.            |

| Roof covering  |  |
|--|--|
| Please provide a description of existing materials and finishes: | Clay tiles.                                |
| Please provide a description of proposed materials and finishes: | No.15: Re-fit & repairs to existing tiles. |

| Chimney  |                         |
|--|-------------------------|
| Please provide a description of existing materials and finishes: | Existing brick chimney. |
| Please provide a description of proposed materials and finishes: | Existing brick chimney. |

| External Doors   |  |
|--|--|
| Please provide a description of existing materials and finishes: | Timber doors with glazed fanlights.                                    |
| Please provide a description of proposed materials and finishes: | No. 15: Existing front doors and canopies to be retained and repaired. |

| Other type of material (e.g. guttering) Gutters                  |  |
|--|--|
| Please provide a description of existing materials and finishes: | Lead lined internal gutters.                 |
| Please provide a description of proposed materials and finishes: | No.15: repairs or replacement where damaged. |

| Vehicle access and hard standing                                 |     |
|--|-----|
| Please provide a description of existing materials and finishes: | N/A |
| Please provide a description of proposed materials and finishes: | N/A |

## 9. Materials

|  |   |
|--|---|
| Lighting   |   |
| Please provide a description of existing materials and finishes: | N/A   |
| Please provide a description of proposed materials and finishes: | No.15: New external lighting to rear terrace. |

|  |   |
|--|---|
| Boundary treatments (e.g. fences, walls)                         |   |
| Please provide a description of existing materials and finishes: | Repairs to existing boundary brick walls where retained using bricks to match existing. |
| Please provide a description of proposed materials and finishes: | No.15: New brickwork to match existing retained or rebuilt to match original as above.  |

|  |  |
|--|--|
| Ceilings   |  |
| Please provide a description of existing materials and finishes: | No.14: Mixture of plasterboard and suspended plasterboard ceilings.<br>No.15: Mixture of plasterboard and suspended grid ceilings. |
| Please provide a description of proposed materials and finishes: | No.15: Mixture of plasterboard and suspended plasterboard ceilings.  |

|  |  |
|--|--|
| Rainwater goods  |  |
| Please provide a description of existing materials and finishes: | Existing cast iron hopper heads and downpipes. |
| Please provide a description of proposed materials and finishes: | Existing cast iron hopper heads and downpipes. |

|  |   |
|--|---|
| Internal Walls   |   |
| Please provide a description of existing materials and finishes: | Plaster finish.                               |
| Please provide a description of proposed materials and finishes: | No.15: Repair plaster to walls where damaged. |

|  |  |
|--|--|
| Floors   |  |
| Please provide a description of existing materials and finishes: | No.14: Concrete finish to basement & timber floorboards to upper floors.<br>No.15: Concrete finish to basement & timber floorboards to upper floors. Tile finish to toilet areas.  |
| Please provide a description of proposed materials and finishes: | No.15:<br>Existing concrete floors to be repaired & new concrete finish to new basement areas.<br>Existing timber floorboards to be repaired.<br>New tiled floors to toilet areas. |

|  |   |
|--|---|
| Internal Doors   |   |
| Please provide a description of existing materials and finishes: | No.14: Timber panelled doors.<br>No.15: Non-original timber panelled doors. |
| Please provide a description of proposed materials and finishes: | No.15: New timber panelled doors.   |

|  |  |
|--|--|
| Windows  |  |
| Please provide a description of existing materials and finishes: | Front Elevation No's 14 & 15: Timber sash windows. |

## 9. Materials

|  |   |
|--|---|
| Windows  |   |
|  | Rear Elevation No.14: Aluminium casement windows.<br>Rear Elevation No.15: Timber sash & casement windows.                          |
| Please provide a description of proposed materials and finishes: | Front Elevation No.15: Repairs to existing timber sash windows.<br>Rear Elevation No.15: Aluminium casement windows to match No.14. |

Are you supplying additional information on submitted plan(s)/design and access statement:

Yes  No

If Yes, please state references for the plans, drawings and/or design and access statement

Refer to the Design and Access Statement for photographs and Item 6 for full list of drawings and reports.  
Drawings: 406-3000 (Existing Front Elevation); 406-3001 (Existing Rear Elevation).  
Drawings: 406-3100 (Proposed Front Elevation) ; 406-3101(Proposed Rear Elevation).

## 10. Site Area

What is the measurement of the site area?  
(numeric characters only).

374

Unit

sq.metres

## 11. Existing Use

Please describe the current use of the site

No.14 - Office use  
No.15 - Ancillary office storage use to No.14

Is the site currently vacant?

Yes  No

**Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.**

Land which is known to be contaminated

Yes  No

Land where contamination is suspected for all or part of the site

Yes  No

A proposed use that would be particularly vulnerable to the presence of contamination

Yes  No

## 12. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

Yes  No

Is a new or altered pedestrian access proposed to or from the public highway?

Yes  No

Are there any new public roads to be provided within the site?

Yes  No

Are there any new public rights of way to be provided within or adjacent to the site?

Yes  No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

Yes  No

## 13. Vehicle Parking

Is vehicle parking relevant to this proposal?

Yes  No

## 14. Foul Sewage

Please state how foul sewage is to be disposed of:

## 14. Foul Sewage

- Mains Sewer  
 Septic Tank  
 Package Treatment plant  
 Cess Pit  
 Other  
 Unknown

Are you proposing to connect to the existing drainage system?  Yes  No  Unknown

If Yes, please include the details of the existing system on the application drawings. Please state the plan(s)/drawing(s) references.

Existing connection via inspection chambers in front basement area.

## 15. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)  Yes  No

**If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.**

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?  Yes  No

Will the proposal increase the flood risk elsewhere?  Yes  No

**How will surface water be disposed of?**

- Sustainable drainage system  
 Existing water course  
 Soakaway  
 Main sewer  
 Pond/lake

## 16. Trees and Hedges

Are there trees or hedges on the proposed development site?  Yes  No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?  Yes  No

**If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of your local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.**

## 17. Biodiversity and Geological Conservation

**Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?**

**To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.**

a) Protected and priority species:

- Yes, on the development site  
 Yes, on land adjacent to or near the proposed development  
 No

b) Designated sites, important habitats or other biodiversity features:

## 17. Biodiversity and Geological Conservation

- Yes, on the development site  
 Yes, on land adjacent to or near the proposed development  
 No

c) Features of geological conservation importance:

- Yes, on the development site  
 Yes, on land adjacent to or near the proposed development  
 No

## 18. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

Yes  No

If Yes, please provide details:

Front basement area and cellars

Have arrangements been made for the separate storage and collection of recyclable waste?

Yes  No

If Yes, please provide details:

As above

## 19. Residential/Dwelling Units

Due to changes in the information requirements for this question that are not currently available on the system, if you need to supply details of Residential/Dwelling Units for your application please follow these steps:

1. Answer 'No' to the question below;
2. Download and complete this supplementary information template (PDF);
3. Upload it as a supporting document on this application, using the 'Supplementary information template' document type.

This will provide the local authority with the required information to validate and determine your application.

Does your proposal include the gain, loss or change of use of residential units?

Yes  No

## 20. All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Yes  No

If you have answered Yes to the question above please add details in the following table:

| Use Class                       | Existing gross internal floorspace (square metres) | Gross internal floorspace to be lost by change of use or demolition (square metres) | Total gross new internal floorspace proposed (including changes of use) (square metres) | Net additional gross internal floorspace following development (square metres) |
|---------------------------------|--|---|---|--|
| B1 (a) - Office (other than A2) | 989  | 0   | 69  | 69   |
| Total                           | 989  | 0   | 69  | 69   |

For hotels, residential institutions and hostels please additionally indicate the loss or gain of rooms:

## 21. Employment

Will the proposed development require the employment of any staff?

Yes  No

Please complete the following information regarding employees:



## 21. Employment

| Type               | Full-time | Part-time | Equivalent number of full-time |
|--------------------|-----------|-----------|--------------------------------|
| Existing employees | 5         | 3         | 1                              |
| Proposed employees | 14        | 6         | 3                              |

## 22. Hours of Opening

Are Hours of Opening relevant to this proposal?

Yes  No

If known, please state the hours of opening (e.g. 15:30) for each non-residential use proposed:

| Use                             | Monday to Friday                     | Saturday                             | Sunday and Bank Holidays             | Unknown |
|---------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|---------|
| B1 (a) - Office (other than A2) | Start Time: 00:00<br>End Time: 23:59 | Start Time: 00:00<br>End Time: 23:59 | Start Time: 00:00<br>End Time: 23:59 |         |

## 23. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

N/A

Is the proposal for a waste management development?

Yes  No

**If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make it clear what information it requires on its website**

## 24. Hazardous Substances

Does the proposal involve the use or storage of any hazardous substances?

Yes  No

## 25. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

Yes  No

## 26. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes  No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent
- The applicant
- Other person

## 27. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes  No

## 28. Authority Employee/Member

**With respect to the Authority, is the applicant and/or agent one of the following:**

- (a) a member of staff**
- (b) an elected member**

## 28. Authority Employee/Member

- (c) related to a member of staff  
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

Yes  No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

## 29. Ownership Certificates and Agricultural Land Declaration

**Certificate Of Ownership - Certificate A Certificate under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 & Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990**

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner\* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding\*\*

\* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run. \*\* 'agricultural holding' has the meaning given by reference to the definition of 'agricultural tenant' in section 65(8) of the Act.

**NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.**

Person role

- The applicant  
 The agent

|                  |   |
|------------------|---|
| Title            | <input type="text" value="Ms"/>         |
| First name       | <input type="text" value="Sally"/>      |
| Surname          | <input type="text" value="Keogh"/>      |
| Declaration date | <input type="text" value="25/07/2019"/> |

Declaration made

## 30. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

Date (cannot be pre-application)