

Second floor
118a London Wall
London EC2Y 5JA
rp@prewettbizley.com
020 7359 2692

prewett
bizley
architects

39 Great James Street
125 DOC B31 - Discharge of Conditions

September 2019

Contents

Introduction	3
Section 1	
Conditions not addressed by this document	4
Section 2	
Condition 5	5
Condition 7	6

Introduction

This document outlines the proposed strategy for discharging conditions at no. 39 Great James Street under listed building consent 2016/6155/L, which is related to planning consent 2016/5124/P.

This application follows the approval of Condition 5 and part of Condition 7 under decision 2019/1330/P.

Section 1 lists the conditions not addressed in this application and/or already discharged.

Section 2 provides revised information related to Condition 5 and further information on Condition 7, to allow for the full discharge of these conditions.

Section 1: Conditions not addressed by this document

Conditions for which no further action is required:

- **Condition 1**
'The works hereby permitted shall be begun not later than the end of three years from the date of this consent.'
Noted
- **Condition 2**
'The development hereby permitted shall be carried out in accordance with the following approved plans: ...'
Noted
- **Condition 3**
'All new work and work of making good shall be carried out to match the existing adjacent works as close as possible in materials and detailed execution.'
Noted
- **Condition 4**
'PRIOR TO WORK COMMENCING ON SITE a full method statement including specification including accurate pipe work and sprinkler head locations for the sprinkler system shall be prior approved in writing by the council.'
Application 2018/28/L. Granted: 07.08.2018
- **Condition 7 B, D, G, H, I, J**
'In order to safeguard the special architectural and historical interest ...'
Application 2019/1330/P. Granted: 30.04.2019
- **Condition 8**
'All new external 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 [...].'
Noted
- **Condition 10**
'All new partitions shall be scribed around existing ornamental mouldings'
No new partitions will be installed to rooms with existing mouldings.

Conditions that are to be varied, under a separate application.

- **Condition 7 F**
'Plan, elevation and section drawings including materials and all new fireplaces including a clear location plan showing ...'
- **Condition 11**
'A method statement, including details of cleaning/soot washing; repointing and tuck pointing of the bricks shall be submitted to and approved in writing by the Council before works are commenced.'
- **Condition 12**
'A method statement and location of damp proofing to the basement ...'

Section 2: Condition 5 & 7 A, C, E & K

Condition 5: Electrical Fittings

'In order to safeguard the special architectural and historical interest of the building [...] a method statement for the positioning of all electrical fittings shall be submitted to and approved in writing by the Council before works are commenced. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.'

Electrical layouts

Please refer to drawings 125 L 50 Rev C, for revised electrical layout to basement level.

Electrical layouts to ground and upper floors as drawings granted under 2019/1330/P.

7A - New Doors

'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.'

Basement internal doors

Please refer to drawings 125 D 156.

The doors have been designed as plain painted timber doors with simple square edged architraves.

Other internal doors & external doors

Please refer drawings granted under 2019/1330/P.

7C - New Windows

'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 [sic] and a photo of the door [sic] to be removed.'

Typical replacement sash window

Please refer to 125 L 30-33, 125 D121 and 125 D135.

Secondary glazing

Please refer to 125 D 140.

Other

For new sash window, rooflights and glazing to lightwell, please refer to drawings granted under 2019/1330/P

7F - Flooring

'Samples and manufacturer's details of all new floors including existing threshold levels and associated location plan and photo of the existing floor finishes.'

Please refer to drawings 125 L 70 Rev A and L 71 Rev A.

The existing floor boards are currently covered with a thin sheet of hardboard. This will be removed, along with associated floor tacks. The existing boards will be retained throughout and brushed to remove any surface dirt. No further works to the existing floor boards are proposed at this stage.

Basement level

Rear extension: polished concrete.

Main house: Tiles to en-suite bathrooms. No change (existing slab) to other rooms.

Ground floor

Please refer to drawings granted under 2019/1330/P

First floor

Please refer to drawings granted under 2019/1330/P

Second floor

Main house: existing floor boards. New tiles to 1no. en-suite bathroom.
Stair: no change.

Third floor

Please refer to drawings granted under 2019/1330/P

Roof terrace and garden

Please refer to drawings granted under 2019/1330/P

7K - Services

'Details including method statement and drawings indicating how new services including bathroom and kitchen waste and water, would integrate into the building.

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 D2 of the Camden Local Plan 2017.'

Heating and Hot & Cold Water Supply

Please refer to drawings granted under 2019/1330/P

Above ground drainage

Granted under 2019/1330/P.

Below grounds drainage.

Please refer to drawing 125 L 100 Rev B. This shows modified proposals for below grounds drainage beneath the main house.