

Application ref: 2019/3532/L
Contact: Josh Lawlor
Tel: 020 7974 2337
Date: 16 October 2019

Development Management
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The Heritage Practice
10 Bloomsbury Way
London
WC1A 2SL

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

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

Proposal: Internal and external alterations to Grade II* listed building including reinstatement of the ground floor courtyard following the removal of the existing 1960s rear extension as well as minor alterations including erection of single storey ground floor rear extension, removal of existing round floor rear extension, insertion of kitchen to ground floor rear room, openings between front and rear room widened, removal of bathroom and reinstatement of window at first floor, replacement of windows with single glazed units

Drawing Nos: ST711-83a, ST711-52c, ST711-50c, ST711-95, ST711-96, ST711-97, ST711-98, ST711-99, ST711-90a, ST711-81a, ST711-85, ST711-86, ST711-87, ST711-88, ST711-89, ST711-72a, ST711-58a, ST711-69a, ST711-60b, ST711-70a, ST711-59b, ST711-57a, ST711-61a, ST711-62a, ST711-64a, ST711-63a, ST711-66a, ST711-65a, ST711-67a, ST711-71a, ST711-51b, ST711-53b, ST711-55b, ST711-82, ST711-54, ST711-56, ST711-72, ST711-01, ST711-02C, ST711-03a, ST711-04, ST711-05, ST711-06, ST711-07, ST711-08

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 The development hereby permitted shall be carried out in accordance with the following approved plans: ST711-83a, ST711-52c, ST711-50c, ST711-95, ST711-96, ST711-97, ST711-98, ST711-99, ST711-90a, ST711-81a, ST711-85, ST711-86, ST711-87, ST711-88, ST711-89, ST711-72a, ST711-58a, ST711-69a, ST711-60b, ST711-70a, ST711-59b, ST711-57a, ST711-61a, ST711-62a, ST711-64a, ST711-63a, ST711-66a, ST711-65a, ST711-67a, ST711-71a, ST711-51b, ST711-53b, ST711-55b, ST711-82, ST711-54, ST711-56, ST711-72, ST711-01, ST711-02C, ST711-03a, ST711-04, ST711-05, ST711-06, ST711-07, ST711-08

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.

- 3 All new work and work of making good shall be carried out to match the existing adjacent 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 D2 of the Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting.

34 Great James Street is an early Georgian town house (grade II*). The building has been identified by Historic England as a building at risk. The proposal involves refurbishment of the house in order to reinstate the early Georgian character of the building. This includes the removal of the 1960s rear ground floor extension which covers the rear courtyard. This would enable the restoration of a staircase window and original plan form at lower ground floor. The proposals would also involve the replacement of non-original windows with single glazed sash units to the front façade. The proposal would not cause harm to a designated heritage asset. The proposal would bring enhancements to the listed building through bringing a Building At Risk into active use through an appropriate programme of restoration and reinstatement of lost features. A condition is attached to the decision to require works to be undertaken with materials appropriate to the age and design of the host building.

The proposal involves a modestly sized rear extension which would remain clearly subordinate to the host building in terms of scale and bulk. The design of the rear extension would also be sympathetic design and character of the host building.

It is noted that a similar development was granted under ref. 2013/4498/L

dated 26/09/2018 with subsequent listed building consent condition discharges.

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

The site's planning and appeal history has been taken into account when coming to this decision. No objections were received in relation to the proposal following public consultation. Historic England were consulted on the proposals and raised no objection to the works. They have authorised the permission which has been signed by the NPCU.

As such, the proposal is in general accordance with policy D2 of the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2016 and National Planning Policy Framework 2019.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that 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, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 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 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 6 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at

<https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319>
or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

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 2019.

You can find advice about your rights of appeal at:

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

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer