

MR NEIL COOPER

30 GREAT JAMES STREET  
WC1N 3EY

PLANNING AND HERITAGE  
STATEMENT

**DECEMBER 2019**

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## **APPENDICES**

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## 1.0 INTRODUCTION AND SUMMARY

- 1.1 Montagu Evans LLP have been instructed by Mr Neil Cooper (henceforth referred to as the 'Applicant') to produce this Planning and Heritage Statement in support of proposals for internal alterations at 30 Great James Street, London, WC1N 3EY (the 'Site'). A Site Location plan is included at **Figure 1.1**.
- 1.2 The Site is Grade II\* listed and lies within the Bloomsbury Conservation Area.



**Figure 1.1:** Site Location plan

- 1.3 The description of the proposals (the 'Proposed Development') is summarised as follows:

*"Works to the interior and exterior of the building including installation of air conditioning units, replacement of modern bathroom and kitchen fittings, replacement of glass balustrades to rear courtyard, replacement of non-original chimneypieces, replacement of non-original tiled step to front door, removal of non-original columns, and other associated works."*

- 1.4 A detailed description of the proposals is provided in **Section 4.0** of the report and within the Design and Access Statement, prepared by GL Studio.

### Site description and background

- 1.5 The Site lies on the west side of Great James Street, and comprises a four storey townhouse, built between 1720 and 1724 for J Metcalfe. The house is included on the statutory list at grade II\* (designated in 1957) as part of the terrace from numbers 26-37 and 39-40 Great James Street. It lies within the Bloomsbury Conservation Area, which was designated in 1968 and is the subject of a Conservation Area Appraisal and Management Plan which was adopted in 2011.



**Figure 1.2:** Street view of 30 Great James Street

- 1.6 The house was converted for office (B1) use prior to 1901, and consent was granted in 2014 for alterations to return the house to a single family dwelling (C3) with associated internal and external alterations (LPA References: 2014/1571/P and 2014/1664/L).
- 1.7 The house has been recently acquired by the applicant, and some minor alterations to the interior of the property are proposed.

### Description the proposals

- 1.8 The proposals seek permission for:
- Installation of air condition system, to be housed in existing risers and bespoke joinery units;
  - Replacement of modern bathroom and kitchen fittings;
  - Replacement of modern floor finishes;
  - Replacement of modern glass balustrading to rear courtyards.
  - Replacement of non-original chimneypieces with scholarly, attractive replacements which reflect the internal character of the space.

- 1.9 The application also involves the removal of decorative columns at first floor, which we understand from the planning history do not have listed building consent.
- 1.10 The impact on the CA is de minimis because the majority of the alterations are internal. The minor external changes are limited to the roof and rear elevation, and would not be visible from the street.
- 1.11 The principal heritage considerations are whether the proposals will:
- preserve the special architectural or historic interest of the listed building; and
  - preserve or enhance the character and appearance of the Bloomsbury Conservation Area.
- 1.12 The main planning consideration is whether the new roof plant will comply with Policy A4 of Camden's Local Plan.

### **Purpose of the Report**

- 1.13 By virtue of paragraph 189 of the National Planning Policy Framework (NPPF), applicants for development proposals which have an effect upon the historic environment are required to describe the significance of the identified assets so that the impact of the proposals may be understood. The level of detail should be proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposal on its significance.
- 1.14 This report fulfils this requirement by presenting a historic and architectural appraisal of the property, as well as an assessment of the contribution made by the property to the significance of the Bloomsbury Conservation Area. We then use this understanding to assess the impact of the proposals on that significance at **Section 4.0**.
- 1.15 A noise report prepared by KP Acoustics is also submitted with this application.

### **Structure of this report**

- 1.16 This report is structured as follows:
- An overview of the historic development of the surrounding area, the historic context and the planning history of the property is provided at **Section 2.0**;
  - An assessment of the significance of the property, and its contribution to Eton Conservation Area is set out at **Section 3.0**;
  - A summary of the legislative and planning policy context relevant to heritage considerations is set out at **Section 4.0**;
  - Our assessment of the impact of the proposals on the significance of the building is provided at **Section 5.0**; and
  - We provide a summary and conclusion at **Section 6.0**.
- 1.17 This Planning and Heritage Statement forms part of a suite of documents that have been prepared to accompany this application. The other documents with which it should be read are set out in the covering letter by Montagu Evans which accompanies this application.



## 2.0 HISTORIC DEVELOPMENT AND HERITAGE APPRAISAL

2.1 This section provides an overview of the historic development of the Site and its environs, and an appraisal of the significance of heritage assets at, and in the vicinity of, the Site.

2.2 Our understanding has been informed by a range of sources, including:

- Bloomsbury Conservation Area Appraisal and Management Strategy (2011);
- Cherry and Pevsner (1998) London 4: North, Pevsner Architectural Guides: The Buildings of England;
- Cassell, Petter and Galpin (1878) 'Red Lion Square and neighbourhood', in Old and New London, Volume 4, accessed via <https://www.british-history.ac.uk/old-new-london/vol4/pp545-553>

### Historic Development of the Bloomsbury Area

2.3 Bloomsbury's development began in the mid-17<sup>th</sup> century, as London expanded to the north, and soon became a fashionable suburb.

2.4 Bloomsbury's characteristic grid-style layout of streets and squares is evident on Roque's Map of 1746 (**Figure 2.1**), which indicates Montagu House and Bedford House along the north-western fringe of the development, with fields behind. Great James Street was laid out by Nicholas Barbon (1640-1698), running broadly north-west to south-east, and developed during the Georgian and Regency periods, as a secondary street parallel to Red Lion Street.

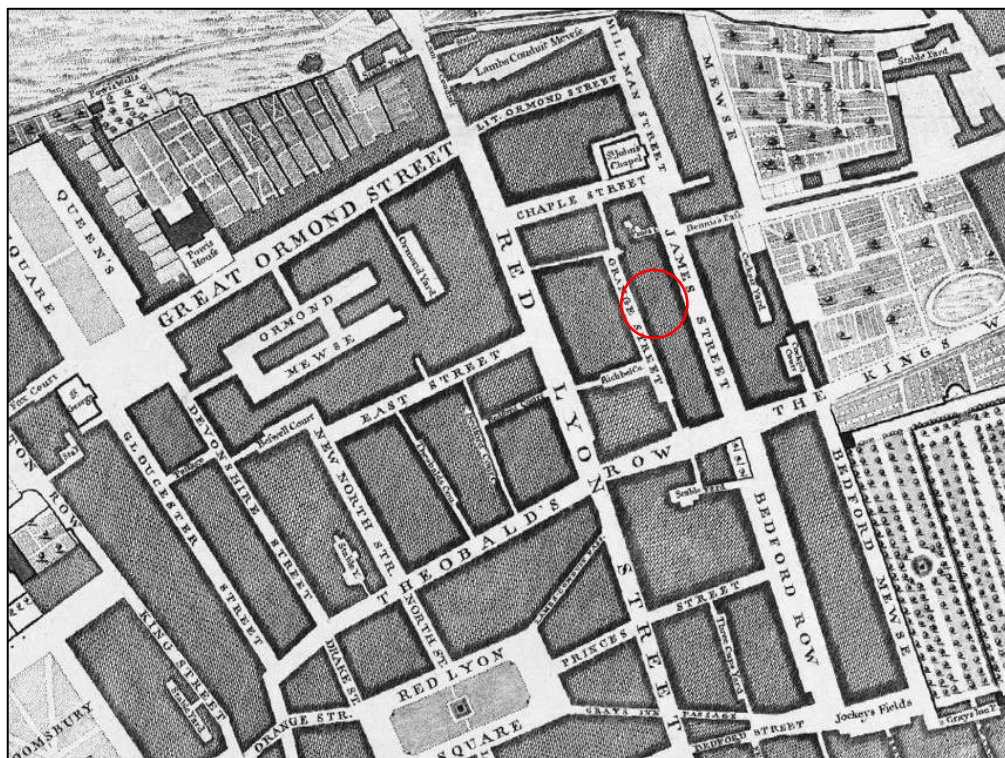


Plate 2.1: Rocque's 1746 Map of London, showing the environs of the Site

- 2.5 The area was predominantly residential with terraces of townhouses, and mews to the rear. These became progressively grander from Millman Street, through Great James Street, to Bedford Row.
- 2.6 30 Great James Street lies on the west side of the street, and was constructed as part of a terrace from circa 1721. It was intended for single family occupancy, with a plan form typical of such. The building was separated into multiple residential occupancy during the 19<sup>th</sup> century, and later adapted for use as offices.



**Figure 2.2:** 1901 insurance plan, showing 30 Great James Street in office use

- 2.7 Great James Street is described in Cherry & Pevsner (1998) as:
- [...] a gem, very complete on both sides, with segment-headed windows, doors in pairs with door-hoods on carved brackets, staircase with twisted balusters. Only the original sashes with glazing bars are missing. The terraces are unusually uniform for their date.*
- 2.8 Consent was granted in 2014 for a change of the use back to a single family dwelling house, as well as the demolition and replacement of a rear extension and internal alterations (2014/1664/L and 2014/1571/P).
- 2.9 That consent sought to restore features of historic interest, and reinstate characteristic aspects of the interior, such as wood panelling, where this had been lost.
- 2.10 The property has since been in residential use.

### **Bloomsbury Conservation Area**

- 2.11 The Site lies within a sub-area of the Conservation Area, defined in the Conservation Area Appraisal and Management Plan (2011) as Sub Area 10: Great James Street/ Bedford Row.

Sub Area 10: Great James Street/ Bedford Row

- 2.12 This character area is laid out in a grid street arrangement that was originally established by Nicholas Barbon (1640-1698), though development is predominantly much later - dating from the Georgian and Regency periods.
- 2.13 The streets have a hierarchical arrangement, with Bedford Row, Doughty Street and John Street being primary thoroughfares through the area, and Great James Street and Bedford Row as secondary routes.
- 2.14 Development comprises 18<sup>th</sup> and 19<sup>th</sup> century terraces of townhouses, with three to four storeys over basements and mews to the rear. The principal frontages have classical proportions and three windows per floor each.
- 2.15 At Great James Street, as with other secondary routes, the character of the street scene is derived from the dense development, with tall, four-storey terraces on narrow plots contributing to an enclosed street scene.
- 2.16 The Conservation Area Appraisal and Management Plan notes that:
- The townhouses in Great James Street are particularly well-preserved; the only notable alteration is the loss of glazing bars from some sash windows]...] The terraces in these streets are constructed from a brown-red brick with red brick dressings, typical of early Georgian building. Other details of their time include decorative iron boundary railings with lamp holders over entrance gates, intricately carved wooden door cases with brackets supporting leaded hoods, and fanlights over entrance doors of varying designs, all of which are evident in Great James Street.*
- 2.17 Whilst originally the area was almost entirely residential, this has diversified, with a number of buildings repurposed for office use.
- 2.18 The essential character of this part of the conservation area is derived from the strong linear appearance of the road, flanked by more or less continuous development. Many of the buildings comprise historic townhouses, with some modern infill, particularly towards the north of Great James Street. The front elevation of the Site forms part of this arrangement, and makes a positive contribution to its appearance.



### 3.0 LEGISLATIVE FRAMEWORK AND PLANNING POLICY

- 3.1 This section sets out the planning policy context for the redevelopment of the Site, including national and local guidance and other material considerations.

#### **Legislative Framework**

- 3.2 The applicable legislative framework to this assessment includes the following:

- The Town and Country Planning Act 1990;
- The Planning and Compulsory Purchase Act 2004; and
- The Planning (Listed Buildings and Conservation Areas) Act 1990 ("the 1990 Act");

#### Planning (Listed Buildings and Conservation Areas) Act 1990

- 3.3 Legislation relating to the protection of the historic environment is set out in the Planning (Listed Buildings and Conservation Areas) Act 1990. The Act requires the decision maker to have special regard to the desirability of preserving the special interest of listed buildings, conservation areas and their settings.
- 3.4 No 30 Great James Street is a statutorily listed building and is located in the Bloomsbury Conservation Area.
- 3.5 With respect to this application, the applicable statutory provisions are:
- Section 16(2) which regards listed building consent for any works;
  - Section 66(1) the determination of applications; and
  - Section 72(1) with regard to conservation areas.
- 3.6 In considering whether to grant listed building consent for any works Section 16 (Decision on application for listed building consent) requires the decision maker have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
- 3.7 Section 66 (general duty as respects listed buildings in exercise of planning functions) of the 1990 Act, requires that when determining applications, the local planning authority or the Secretary of State, *"shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."*
- 3.8 Having regard to the above, the statutory provision is satisfied if development proposals preserve a listed building and/or the setting of a listed building. The meaning of preservation in this context is taken to be the avoidance of harm.

- 3.9 Section 72 (General duty as respects conservation areas in exercise of planning functions) of the 1990 Act requires that, in the exercise of all planning functions, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the area. The statutory provision is satisfied if development proposals preserve or enhance the character or appearance of a conservation area. Character relates to physical characteristics but also to more general qualities such as uses or activity within an area. Appearance relates to the visible qualities of the area.
- 3.10 In preparing our assessment we are mindful of relevant Court of Appeal judgements. Including *Palmer v Herefordshire Council & ANR* [2016] (*Palmer v Herefordshire Council & ANOR* [2016] EWCA Civ 1061), which confirmed that where a development would affect a listed building or its setting in different ways, some positive and some negative, the decision maker may legitimately conclude that although each of the effects has an impact, the overall effect is taken on the basis of the development as a whole.
- 3.11 We are also mindful of the considerable weight attached to the preservation or enhancement of the setting of heritage assets, which was clarified by the Court of Appeal judgment in *Barnwell Manor Wind Energy vs. East Northamptonshire et al* [2014]. The Court held that “*to make an assessment of the indirect impact of development or change upon an asset it is first necessary to make a judgment about the contribution made by its setting*”. In turn, the decision ruled there is a “strong presumption” against granting planning permission for development which would cause harm to heritage assets precisely because the desirability of preserving the special interest is of “*considerable importance and weight*”.

### Development Plan

- 3.12 Section 70(2) of the Town and Country Planning Act 1990 and Section 38(6) of the Planning and Compulsory Purchase Act 2004 state that planning applications must be determined in accordance with the adopted Statutory Development Plan, unless material considerations indicate otherwise. The currently adopted Statutory Development Plan for the Site is formed from the following documents:
- London Plan (2016); and
  - Camden Local Plan (2017).
  - London Plan (2016)
- 3.13 The London Plan is “*the overall strategic plan for London, setting out an integrated economic, environmental, transport and social framework for the development of London over the next 20-25 years*” (p10). The policies pertinent to the assessment of heritage are contained in Chapter 7 (London’s Living Places and Spaces).
- 3.14 **Policy 7.8 (Heritage Assets and Archaeology)** advises that development affecting heritage assets and their setting should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.

Camden Local Plan (2017)

- 3.15 Local planning policy relating to the historic environment generally reflects national policy. The relevant heritage policies contained within the Camden Local Plan are set out below.

- 3.16 **Policy D1 (Design)**, which requires that development:

*“a. respects local context and character;*  
*b. preserves or enhances the historic environment and heritage assets in accordance with Policy D2 – Heritage;*  
*c. Is sustainable in design and construction, incorporating best practice in resource management and climate change mitigation and adaptation;*  
*d. is of sustainable and durable construction and adaptable to different activities and land uses;*  
*e. comprises details and materials that are of high quality and complement the local character;*  
*f. integrates well with the surrounding streets and open spaces, improving movement through the site and wider area with direct accessible and easily recognisable routes and contributes positively to the street frontage;*  
*g. is inclusive and accessible for all;*  
*j. responds to natural features and preserves gardens and other open space;*  
*k. incorporates high quality landscape design (including public art, where appropriate) and maximises opportunities for greening, for example through planting of trees and other soft landscaping;*  
*l. incorporates outdoor amenity space;*  
*m. preserves strategic and local views;*  
*o. carefully integrates building services equipment.*  
*The council will resist development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.”*

- 3.17 **Policy D2 (Heritage)** outlines the Council’s approach to designated and non-designated heritage assets and their settings. With regard to conservation areas, the salient parts of the policy state that the Council will:

*e. require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area.”*

- 3.18 The following parts of the policy relate to listed buildings:

*“To preserve or enhance the borough’s listed buildings, the Council will:*  
*i. resist the total or substantial demolition of a listed building;*  
*j. 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; and*

*k. Resist development that would cause harm to the significance of a listed building through an effect on its setting.”*

3.19 **Policy A4** (Noise and Vibration) states:

*“The Council will seek to ensure that noise and vibration is controlled and managed. Development should have regard to Camden’s Noise and Vibration Thresholds (Appendix 3). We will not grant planning permission for:*

*a. development likely to generate unacceptable noise and vibration impacts; or*

*b. development sensitive to noise in locations which experience high levels of noise, unless appropriate attenuation measures can be provided and will not harm the continued operation of existing uses.*

*We will only grant permission for noise generating development, including any plant and machinery, if it can be operated without causing harm to amenity. We will also seek to minimise the impact on local amenity from deliveries and from the construction phases of development.”*

**Material Considerations**

National Planning Policy Framework (NPPF) (2019)

*Heritage*

3.20 The NPPF was published on 27 March 2012 and revised on 24 July 2018. It sets out the government’s planning policies for England and how these are expected to be applied.

3.21 Chapter 16 of the NPPF (paragraphs 184 to 202) sets out the Government’s policies relating to the conservation and enhancement of the historic environment. The NPPF stresses that heritage assets are an irreplaceable resource that should be conserved in a manner appropriate to their significance (paragraph 184). The guidance continues to place the assessment of the significance of heritage assets and the effect of development on this at the heart of planning for the historic environment.

3.22 ‘Conservation’ is defined in Annex 2 of the NPPF as *“The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.”*

3.23 The NPPF places weight on understanding the ‘significance’ of designated and non-designated heritage assets and the contribution made by their setting as a basis for development control decisions. The requirement for an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting is set out at paragraph 189:

*“local planning authorities should require an applicant to 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.”*

- 3.24 Under NPPF Paragraph 190 local planning authorities are advised to:  
*“identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset’s conservation and any aspect of the proposal.”*
- 3.25 The historical information set out in this report provides such an understanding, proportionate to the significance of heritage assets and the impact of the proposals.
- 3.26 Paragraphs 193-196 need to be read together and applied in cases where development would cause harm to the special interest of a heritage asset, distinguishing degrees of harm and providing related threshold tests for the planning decision maker.
- 3.27 Paragraphs 193 and 194 highlight that a proportionate approach should be taken when considering the impact of development proposals on the significance of heritage assets. Paragraph 193 states:  
  
*“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 (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.”*
- 3.28 Paragraph 194 clarifies that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.
- 3.29 Paragraph 196 refers to “less than substantial harm” which practically applies to most areas where harmful works take place to a designated heritage asset. In this case, that harm would be weighed against public benefits.
- 3.30 Paragraph 200 states:  
*“Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. 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.”*

#### **Other Material Considerations**



3.31 We have also had regard to the following in forming our assessment:

- Historic England Advice Note 1: Conservation Area Designation, Appraisal and Management (2016);
- Historic England, Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment (2015);
- Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (2017);
- CPG 1 Design (2018);
- Bloomsbury Conservation Area Appraisal and Management Plan (2011).

#### **4.0 THE PROPOSALS**

4.1 The proposals have been developed by GL Studio in collaboration with Montagu Evans.

4.2 The proposals are for alterations and improvements to 30 Great James Street.

4.3 The principles of sensitive restoration are fundamental to the design, and are discussed more fully in the accompanying Design and Access Statement prepared by GL Studio.

4.4 The proposals fall into three broad categories. These are:

- Internal alterations to the property;
- The addition of plant to the roof of the property; and
- Alterations to regularise identified unconsented works.

4.5 The proposals comprise:

- The installation of an air condition system, which will be accommodated predominantly in existing risers and use existing service runs where possible to avoid any impact on historic fabric;
- Replacement of modern bathroom fittings at basement and third floor level, and ground floor kitchen fittings;
- Replacement of modern floor finishes at basement, ground and first floor levels;
- Replacement of modern glass balustrading to rear courtyards;
- Replacement of non-original chimneypieces with scholarly, attractive examples which reflect the internal character of the space in ground floor front room, second floor front room, and third floor bedrooms;
- Replacement of non-original tiled step outside front door with a stone slab;
- Removal of unauthorised decorative columns at first floor level.

## 5.0 ASSESSMENT OF THE PROPOSALS

- 5.1 This section of the report assesses the impact of the proposals on the significance of the heritage assets identified in **Section 2.0** in light of national and local planning policy and the relevant statutory provisions. The Design and Access Statement prepared by GL Studio provides a nuanced discussion on the design rationale and should be read alongside this assessment.
- 5.2 In preparing the proposals, the desirability of conserving designated heritage assets has been afforded great weight, (consistent paragraph 193 of the NPPF and with the approach commended by the Court of Appeal in *Barnwell*). Indeed, an overarching aim of these proposals by G: Studio has been to identify the significance of 30 Great James Street and to preserve the special interest of the building.
- 5.3 We consider the following matters are the principal considerations:
- The impact of the proposed works on the special architectural or historic interest of the listed building;
  - the impact of the proposed works on the setting, and therefore special interest of adjacent listed buildings; and
  - the impact of the proposed works on the character and appearance of the Bloomsbury Conservation Area.
- 5.4 Our assessment of the proposals is structured in three parts:
- first, we consider the principle of development;
  - secondly, we assess the effect of specific aspects of the scheme and their effect on the significance of the building; and finally,
  - we present the benefits arising from proposals that we consider to make a demonstrable enhancement to the building.

### Principle of Development

- 5.5 30 Great James Street is Grade II\* listed and so is considered within national planning policy to be of the highest heritage significance, and the conservation of the building is a matter of “great weight”. Planning policy and guidance is also clear that conservation is a process of managing change, not simply preserving the status quo for its own sake. So the emphasis is on understanding what contributes to the significance of the listed building, and identifying where there are opportunities for change and enhancement.
- 5.6 In this case the Application Site is an example of an early 18<sup>th</sup> century townhouse which forms part of a terrace. The significance of the building is mainly derived from its external elevation to Great James Street, and surviving areas of its historic panelling to the interior.
- 5.7 The proposals, then, have reflected on the comprehensive understanding of the history of the building and have sought to re-establish much of the original character by re-instating architectural detailing that was captured in historic photographs, while making sensitive alterations that would remove modern fabric. As a result, the proposals

represent an opportunity to enhance the building, and provide heritage benefits in the way that is supported by national policy and guidance.

- 5.8 And so on the basis of our findings, we see no in principle objection to the proposals. This approach is supported by paragraph 191 of the NPPF, and Policy D2 of Camden's Local Plan. What matters are the particular effects when the development is viewed as a whole.

30 Great James Street (grade II\*)

- 5.9 There are seven items that require particular analysis:

- Air Conditioning
- Chimneypieces
- Replacement of bathroom and kitchen fittings
- Replacement of modern floor finishes
- Replacement of modern glass balustrading to rear courtyards
- Replacement of non-original tiled step outside front door with a stone slab;
- Removal of non-consented pillars at first floor level

**Air Conditioning**

- 5.10 The installation of new air conditioning has been carefully considered to avoid causing harm to historic fabric, or altering the proportions of historic fabric. To this end, the following general principles apply:

- The existing risers installed as part of the 2014 consent (LPA References: 2014/1571/P and 2014/1664/L) have been re-used to accommodate air conditioning units. These are:
  - within existing joinery in the ground floor front room;
  - within existing joinery units in second and third floor front rooms;
- Where new boxing in is required, this has been discreetly located and will be housed in bespoke joinery units which reflect the historic character of the spaces. These will be:
  - Within a new joinery enclosure in first floor front room, discreetly located beneath the window.
- Any existing features of architectural interest will be preserved in situ, and any new boxing will be scribed around skirtings and mouldings as required.
- Consequently, these changes can be reversed;
- Existing horizontal service runs have been utilised where possible.

- 5.11 Overall, we consider that the proposals meet the criteria of Policy D2 of Camden's Local Plan and comply with paragraph 193 of the NPPF.

**Replacement of bathroom and kitchen fittings**

- 5.12 These replacement fittings at basement bathroom level, in the ground floor rear kitchen and second and third floor bathrooms are included in the application for completeness, and would not usually require listed building consent. These elements will replace existing fittings in these spaces, and will not affect the character of the listed building.

These will not have an impact on the building's significance and so will comply with Policy D2 of Camden's Local Plan and the NPPF.

#### **Replacement of modern floor finishes**

- 5.13 The modern wood floors installed as part of the 2014 works will be replaced with oak hardwood floors, and Portland stone to the hallway. These changes will be an appropriate change using the highest quality materials, which will complement the character of the historic interiors, and enhance the appreciation of the building's significance.
- 5.14 These changes will not have an impact on the building's significance and so will comply with Policy D2 of Camden's Local Plan and the NPPF.

#### **Replacement of modern glass balustrading to rear courtyards**

- 5.15 The existing glass balustrade to the rear was added as part of the 2014 consent. This will be replaced with a wrought iron railing balustrade, which is in keeping with the character of the historic building and reflect those used at the front of the building. As such, these are a sympathetic replacement which will improve the appearance of the rear of the building within the courtyard space.
- 5.16 We consider these changes will enhance the character of the listed building and will comply with Policy D2 of Camden's Local Plan and the NPPF.

#### **Replacement of non-original tiled step outside front door with a stone slab**

- 5.17 The replacement of the front step was consented under the 2014 works, but not implemented. As a consequence, this item has been included for completeness.
- 5.18 The stone step will replace a modern addition which is not in keeping with the historic character of the building, with a high quality stone entrance which will enhance the appearance of the front elevation and so comply with Policy D2 of Camden's Local Plan and the NPPF.

#### **Removal of non-consented pillars at first floor level**

- 5.19 The pillars at first floor level are unauthorised, and the proposals are taking the opportunity to remove these unauthorised works and reinstate the original appearance and proportions of the room.
- 5.20 These were added following the 2014 consent and flank the entrance to the drawing room.





**Figure 5.1:** Photograph showing non-original columns

- 5.21 This will preserve the special interest of the listed building, and so comply with policy D2.

### **Chimneypieces**

- 5.22 The property includes a number of modern chimneypieces which were installed as part of the works following the 2014 consent. These and will be replaced with characteristic pieces which respond to the internal hierarchy of the building. We anticipate that the Council will secure the appearance of the new chimneypieces by condition.

### Bloomsbury Conservation Area

- 5.23 The proposals include the installation two new air conditioning condenser units on the roof of the building. The units will be installed to provide air conditioning in the principal rooms at ground to second floor level. The associated apparatus would be led through the existing service risers and attached to fabric that is either modern, or has already been altered.
- 5.24 The units on the roof have been designed and located to minimise any potential visual effect.

Overall, we consider that these works would be very minor and would preserve the special interest of the listed building, and in turn, the character and appearance of the Bloomsbury Conservation Area.

### Acoustic Performance

- 5.25 Policy A4 sets out the noise criteria that any proposed plant must achieve if it is to be considered acceptable.
- 5.26 The Noise Impact Assessment prepared by KP Acoustics demonstrates that the proposed plant will achieve the noise environmental noise criteria required by Policy A4 of Camden's Local Plan.
- 5.27 The new air conditioning plant to be installed on the roof is necessary to ensure the functioning of the new units. Their location on the roof will be discreet, contained within the existing roof form, and will not have an effect on views within the conservation area.

### **Overall Assessment**

- 5.28 Sections 16 (2) and 66 (1) of the 1990 Act requires the decision-making authority to have regard to the desirability of preserving or enhancing the special interest of a listed building and its setting.
- 5.29 When considering the proposals the Council has a statutory duty under s72 (1) of the 1990 Act to consider the desirability of preserving or enhancing the character or appearance of a conservation area through the exercise of its planning powers.
- 5.30 There are two sides to these objectives. The provisions attach considerable planning weight to works that harm the significance of a listed building or a conservation area. Equally works that enhance significance attract particular weight in the planning balance.
- 5.31 The decision is taken on the basis of the overall effect of the proposals. That can be the only way that provisions can be construed, and it is reflected in the NPPF and local Development Plan policies. The judgment of acceptability where there is some harm lies with the overall balance of benefits.
- 5.32 In this case, the works would preserve the special interest of the listed building.
- 5.33 The works relating to the new plant on the roof will not have a material effect on the special interest of the listed building, and would not be visible from street level.
- 5.34 We therefore consider that the proposals will comply the NPPF, Policy 7.8 of the London Plan, and Policies D1, D2 and A1 of Camden's Local Plan. By complying with national and local planning policy, it follows that the decision maker would therefore be able to discharge their legal duty under sections 16 (2), 66 (1) and 72 (1) of the 1990 Act.

## **6.0 SUMMARY AND CONCLUSION**

- 6.1 This Planning and Heritage Statement has been prepared in support of the applications for Planning Permission and Listed Building Consent for internal alterations at 30 Great James Street.
- 6.2 30 Great James Street is a grade II\* statutorily listed building, and lies within the Bloomsbury Conservation Area. This report has presented a detailed historic and architectural appraisal of the property based on archival and documentary research.
- 6.3 The building has historic and architectural interest as an early and well-preserved 18th century townhouse, listed as part of a terrace. Its significance is derived primarily from the appearance of its four storey front portion facing Great James Street, and retains group value with the adjoining properties and those opposite along Great James Street, which are likewise included on the statutory list. Internally, it has undergone restoration following its long use as offices, to bring the property back into use as a single residential building.
- 6.4 The proposals which are presented in this application will preserve the significance of 30 Great James Street. The building will remain as a single family dwelling house, the original use of the building. Those elements of the building which contribute to its significance will be preserved, and the historic fireplaces reinstated. The opportunity is also being taken to remove the unconsented columns at first floor level.
- 6.5 We consider that the proposals comply with the policies set out in the NPPF and the London Plan, in addition to Policies D1, D2 and A4 of the Camden Local Plan (2017).
- 6.6 On that basis the decision maker will be able to discharge their legal duties as required by sections 16 (2), 66 (1) and 72 (1) of the 1990 Act.

## **APPENDIX 1**

# **LIST DESCRIPTION**



# NUMBERS 26 TO 37 AND 39 TO 40 AND ATTACHED RAILINGS

## Overview

Heritage Category:

Listed Building

Grade:

II\*

List Entry Number:

1113203

Date first listed:

24-Oct-1957

Date of most recent amendment:

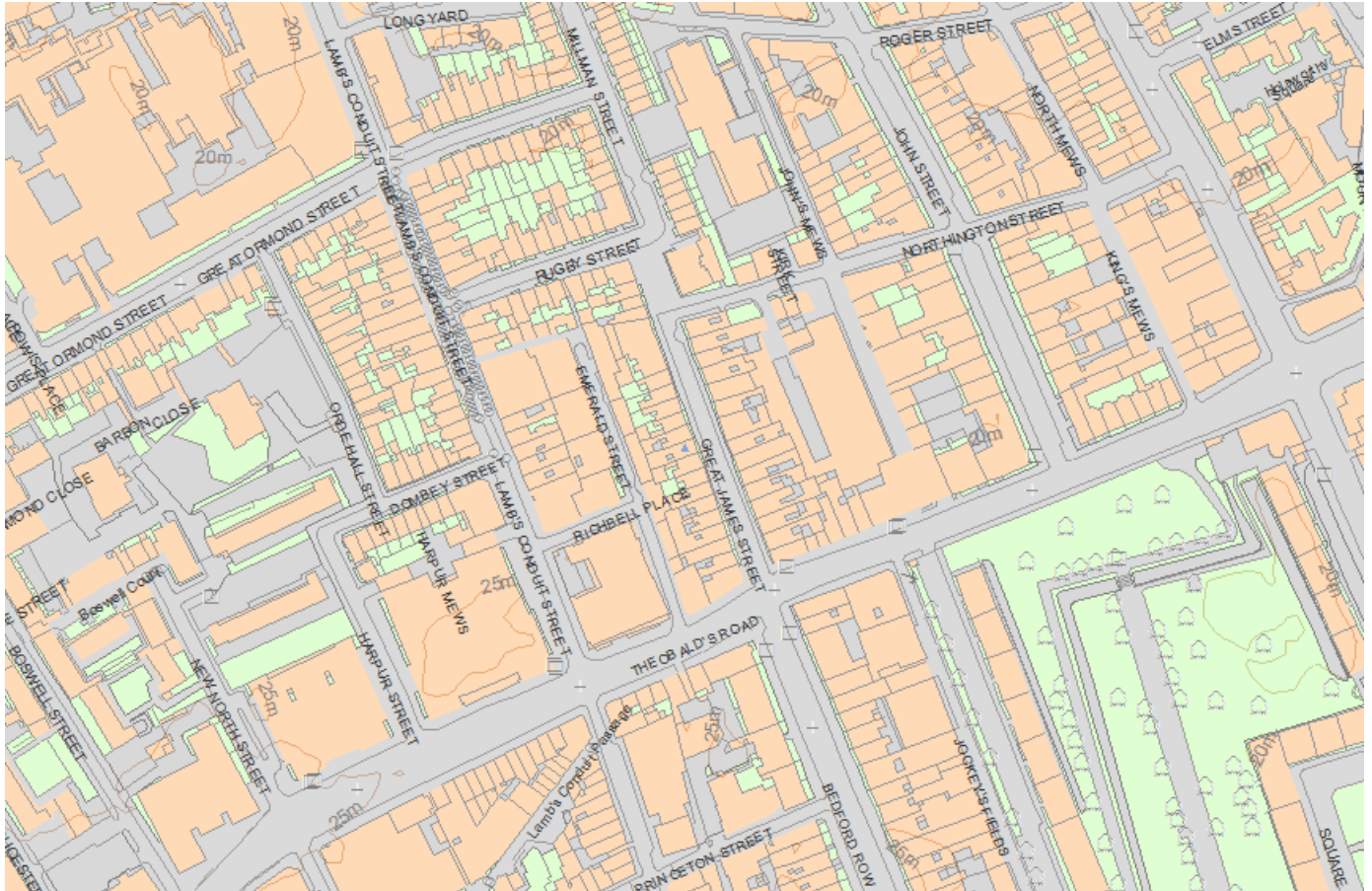
11-Jan-1999

Statutory Address:

NUMBERS 26 TO 37 AND 39 TO 40 AND ATTACHED RAILINGS, 26-37 AND 39-40, GREAT JAMES STREET



## Map



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The above map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - **1113203.pdf**  
[http://mapservices.HistoricEngland.org.uk/printwebservicehle/StatutoryPrint.svc/422063/HLE\\_A4L\\_Grade|HLE\\_A3L\\_Grade.pdf](http://mapservices.HistoricEngland.org.uk/printwebservicehle/StatutoryPrint.svc/422063/HLE_A4L_Grade|HLE_A3L_Grade.pdf)

The PDF will be generated from our live systems and may take a few minutes to download depending on how busy our servers are. We apologise for this delay.

This copy shows the entry on 25-Nov-2019 at 09:35:47.

## Location

Statutory Address:

NUMBERS 26 TO 37 AND 39 TO 40 AND ATTACHED RAILINGS, 26-37 AND 39-40, GREAT JAMES STREET

The building or site itself may lie within the boundary of more than one authority.

County:

Greater London Authority

District:

Camden (London Borough)

National Grid Reference:

TQ 30737 81943

## Details

CAMDEN

TQ3081NE GREAT JAMES STREET 798-1/101/662 (West side) 24/10/57 Nos.26-37 AND 39-40 (Consecutive) and attached railings (Formerly Listed as: GREAT JAMES STREET Nos.26-37, 38, 39 & 40 (Consecutive))

GV II\*

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.

Listing NGR: TQ3071881985

## Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number:

477628

Legacy System:

LBS

## Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

End of official listing

# Images of England

Images of England was a photographic record of every listed building in England, created as a snap shot of listed buildings at the turn of the millennium. These photographs of the exterior of listed buildings were taken by volunteers between 1999 and 2008. The project was supported by the Heritage Lottery Fund.

**Date:** 04 Jun 2005

**Reference:** IOE01/13280/11

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