

PD12745 TM/TT/AR
email: timur.tatlioglu@montagu-evans.co.uk

CHARTERED SURVEYORS
5 Bolton Street
London W1J 8BA
Tel: 020 7493 4002
Fax: 020 7312 7548
www.montagu-evans.co.uk

14 December 2019

London Borough of Camden 5th floor
5 Pancras Square
London
N1C 4AG

Submitted via the Planning Portal: PP-08365563

Dear Sir/ Madam,

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
PLANNING (LISTED BUILDING AND CONSERVATION AREAS) ACT 1990 (AS AMENDED)**

**30 GREAT JAMES STREET, WC1N 3EY
APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION AND LISTED BUILDING CONSENT**

On behalf of our Client, Mr Neil Cooper, please find enclosed an application for householder planning permission and listed building consent for minor alterations to 30 Great James Street, to facilitate the continued use of this building as a family dwelling house.

The Proposed Development

The house forms part of a terrace on the west side of Great James Street, and with the properties at nos. 26-37 and 39-40 is included on the statutory list at grade II*. It is also situated within the Bloomsbury Conservation Area.

The house was converted for office (B1) use at some point in its history, 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). A full account of the proposals is provided in the Design and Access Statement prepared by GL Studio, and the Planning and Heritage Statement prepared by Montagu Evans LLP.

This application for planning permission and listed building consent seeks approval for the following works:

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.

Supporting Materials

This application is accompanied by the following suite of supporting documents, which have been submitted via the Planning Portal:

Document Title	Prepared By
Covering Letter (this letter)	Montagu Evans LLP
Application Forms	Montagu Evans LLP
Planning and Heritage Statement	Montagu Evans LLP
Location Plan	Montagu Evans LLP
Drawing Register	GL Studio
Existing Plans, Elevations and Sections	GL Studio
Proposed Plans, Elevations and Sections	GL Studio
Preliminary noise assessment	KP Acoustics

Fee

£206 is required as a fee for the submission of an application for householder planning permission. That fee will be paid by our client using reference provided at the point of submission.

Closing

We hope that the above and enclosed provides the sufficient information for you to consider the application and issue the decision notices.

Please do not hesitate to contact Tim Miles (Tim.Miles@Montagu-Evans.co.uk) or Timur Tatlioglu (Timur.Tatlioglu@Montagu-Evans.co.uk) of this office if you have any questions.

Yours sincerely,



MONTAGU EVANS LLP