

Application ref: 2019/4344/L  
Contact: Thomas Sild  
Tel: 020 7974 3686  
Date: 11 June 2020

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
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WC1H 9JE

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**OWEN ARCHITECTS LTD**  
Owen Architects Ltd  
46 Britton Street  
London  
EC1M 5UJ  
United Kingdom

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:

**14 & 15  
Great James Street  
London  
WC1N 3DP**

Proposal: Excavation of basement extension and erection of part single-storey, part four-storey rear extension above (following demolition of existing); Formation of roof terraces at first and main roof levels; Erection of dormer roof extension and installation of 2 roof lights to rear roof slope all to no. 15; Installation of glazed balustrade to rear parapet across nos 14 and 15; Internal renovations including reinstatement of openings between nos 14 and 15 the stairwell at all floor levels (Use Class B1).

Drawing Nos: 1000 Rev B; 1001 Rev B; 1101 Rev D; 1999 Rev E; 2000 Rev E; 2001 Rev E; 2002 Rev E; 2003 Rev E; 2004 Rev E; 2099 Rev G; 2100 Rev F; 2101 Rev E; 2102 Rev F; 2103 Rev F; 2104 Rev E; 3000 Rev D; 3001 Rev D; 3100 Rev D; 3101 Rev I; 3102 Rev A; 4000 Rev A; 4001 Rev A; 4002 Rev D; 4003 Rev D; 4004 Rev D; 4102 Rev L; 4103 Rev K; 4104 Rev E

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: 1000 Rev B; 1001 Rev B; 1101 Rev D; 1999 Rev E; 2000 Rev E; 2001 Rev E; 2002 Rev E; 2003 Rev E; 2004 Rev E; 2099 Rev G; 2100 Rev F; 2101 Rev E; 2102 Rev F; 2103 Rev F; 2104 Rev E; 3000 Rev D; 3001 Rev D; 3100 Rev D; 3101 Rev I; 3102 Rev A; 4000 Rev A; 4001 Rev A; 4002 Rev D; 4003 Rev D; 4004 Rev D; 4102 Rev L; 4103 Rev K; 4104 Rev E

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.

- 4 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:
  - a) Plan, elevation and section drawings of all new windows at a scale of 1:10 with typical glazing bar details at 1:1.
  - b) Samples and/or manufacturer's details of new facing materials for the rear extension and roof terraces

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 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).
- 2 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.
- 3 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.

- 4 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.
- 5 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 be 'DRP', written in a cursive style.

Daniel Pope  
Chief Planning Officer