

Application ref: 2019/3871/P
Contact: Thomas Sild
Tel: 020 7974 3686
Date: 11 June 2020

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

Phone: 020 7974 4444

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www.camden.gov.uk/planning

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

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

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 (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; BIA J4001-S-RP-002 Rev02 S9 (Webb Yates Engineers Ltd)

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of

three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans and documents: 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; BIA J4001-S-RP-002 Rev02 S9 (Webb Yates Engineers Ltd)

Reason:

For the avoidance of doubt and in the interest of proper planning.

- 3 The development shall not be carried out other than in accordance with the methodologies, recommendations and requirements of the Basement Impact Assessment ref J4001-S-RP-002 Rev02 S9 (Webb Yates Engineers Ltd) hereby approved, including but not limited to the monitoring requirements therein and the confirmation at the detailed design stage that the damage impact assessment would be limited to Burland Category 1.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policies D1, D2 and A5 of the London Borough of Camden Local Plan 2017.

- 4 The development hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policies D1, D2 and A5 of the London Borough of Camden Local Plan 2017.

- 5 Prior to occupation of the extended floor space, details of secure and covered cycle storage area for 4 cycles shall be submitted to and approved by the local planning authority. The approved facility shall be permanently retained thereafter

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T1 of the London Borough of

Camden Local Plan 2017.

- 6 The external terrace areas hereby approved, shall only be used during the hours of 0800 to 2000 on any given day.

Reason: To ensure that the amenity of occupiers of residential properties in the area is not adversely affected by noise and disturbance in accordance with the requirements of policy A1 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 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.
- 3 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:

Yours faithfully

A handwritten signature in black ink, appearing to read 'DP', is centered on the page.

Daniel Pope
Chief Planning Officer