

Application ref: 2020/0294/L  
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Date: 9 September 2020

**Development Management**  
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Owen Architects Ltd  
46 Britton Street  
London  
EC1M 5UJ

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**15 Great James Street**  
**London**  
**WC1N 3DP**

Proposal:  
Installation of one air-conditioning unit within louvred enclosure above rear extension at fourth floor level and associated internal servicing and fittings  
Drawing Nos: 1000 Rev C; 3101 Rev G; 3399-M01 Rev T1; 3399-M02 Rev T1; 3399-M03 Rev T1; 3399-M04 Rev T1; 3399-M06 Rev T1; Ventilation grille profiles dated 20/12/2019;

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 C; 3101 Rev G; 3399-M01 Rev T1; 3399-M02 Rev T1; 3399-M03 Rev T1; 3399-M04 Rev T1; 3399-M06 Rev T1;

Ventilation grille profiles dated 20/12/2019

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 consent-

The proposed air-conditioning unit would sit on the roof top of an approved new rear extension, granted permission ref 2019/3871/P. The unit would be screened behind a louvred enclosure and partially sunken to limit its visibility to the surroundings. Internally the ducting and grilles would be installed so as not to result in impact to historic fabric. The usual issues of historic fabric and route channelling do not apply to this building due to the extensive alterations seen on site. The enclosure would be modest and discreet in size and location and would not result in harm to the character or appearance or special interest of the listed building.

Historic England has raised no objection to the proposals and authorised the Council to determine the application as it thinks fit. The planning history of the site and surrounding area were taken into account.

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

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 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.

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 'DP', is positioned above the name Daniel Pope.

Daniel Pope  
Director of Economy, Regeneration and Investment