London Borough of Camden.

Planning Application 2020/5943/P – 8 Great James Street, London WC1N 3DH

Despite upwards of 20 attempts to contact the designated Planning Officer for this project (Jaspreet Chana), we have not received any response, and have, therefore been unable to discuss our concerns, hopes and ambition for this property in its Grade II\* listed context.

We have, therefore, contacted the agents, Montague Evans (who are also dealing with No7) in the hope that we might be able to progress matters, and resolve matters which are not in the interests of the buildings adjacent to No8. I understand that Montague Evans have also attempted to make contact with the Planning Officer, but no response has been forthcoming.

We have had a number of email exchanges, and yesterday, a site meeting which was attended by most of the key figures responsible for the planning and realisation of the project.

The particular issues which concern us are:

Fenestration

Outcome following site visit on 24/3: Montague Evans to seek advice regarding replacement of existing sashes. It is possible that the proposed sashes on the first floor would have been 9 over 6 rather than 6 over 6. Critically, the glazing bars should be wider than has been the case in some recent work in the street, reflecting the early 1720s date. It is also important in sashes of this period for there to be no horns.

Construction and position of new dormer windows

Outcome following site visit on 24/3: Montague Evans have confirmed that these proposed additions will match the existing examples on No7, and will be set back similarly, in order not to impinge on the eastern roof line of the Street, as has been the case on the west side. Revised drawings are to be made reflecting this.

Reserving our position

It is clear from the above that resolution of the issues of concern to us is pending and production of revised drawings and seeking of the necessary advice will all take some time. Therefore, in light of the closing date for consultation responses to the original planning application (27 March 2021) we must reserve our position on the outstanding issues, and generally.

We do, nevertheless, support the return of this historic building to its former and intended use, look forwards to the revised drawings etc and hope an amicable way forwards can be achieved.

Dr C Batchelor

9 Great James Street WC1N 3DH