

Application ref: 2021/2314/L  
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Date: 25 August 2021

**Development Management**  
Regeneration and Planning  
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Mr .Chris Oakley  
27 Great James Street  
London  
WC1N 3ES

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:

**27 Great James Street  
London  
WC1N 3ES**

Proposal:

Refurbishment of wall treatment in basement front lightwell. Remove current cement render to Front Basement Lightwell which in many places has separated from underlying brick walls. Rake out any loose joints or other loose material to brickwork to provide a good key for new paint or render. Depending on condition of underlying brick walls, following removal of cement render, brick walls will either be painted with a breathable masonry paint or re-rendered with lime mortar mix (3.5 St. Astier hydraulic lime with Westerham plastering sand). Apply two coats of lime render and float finish.

Drawing Nos:

Design & access statement, site location plan.

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:

Design & access statement, site location plan

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 The site is a grade-II\*-listed 18th-century townhouse making a positive contribution to the Bloomsbury Conservation Area.

Part of the cementitious render on the retaining wall of the area has blown. The applicant wishes to restore the wall using lime render, repointing in lime and Helibar.

Any works other than those specifically mentioned in the consented documents are unauthorised. If further works are found to be needed, the permission of the council's conservation team must be obtained in writing, or further listed building consent may be required.

The proposed works will not harm the special interest of the listed building.

The application has been advertised in the press and by means of a site notice, whereby there were no consultation responses. Historic England has issued a letter of flexible authority ratified by the secretary of state. The site's planning history has been taken into account in making this decision.

Special attention has been paid to the desirability of preserving the special interest of the listed building, under s.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 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 London Plan 2021.

- 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 2021.

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 'DPope', is positioned above the printed name and title.

Daniel Pope  
Chief Planning Officer