

Application ref: 2020/5940/P  
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Date: 27 January 2022

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

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)

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Montagu Evans  
70 St Mary Axe  
London  
EC3A 8BE

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted Subject to a Section 106 Legal Agreement**

Address:

**7 Great James Street  
London  
WC1N 3DA**

Proposal:

Change of use of building from office (Class E) to residential (Class C3) to form a self-contained dwelling and erection of single storey rear extension with roof terrace above, plus associated alterations

Drawing Nos: A0200, A0599, A0600, A0601, A0602, A0603, A0604, A0605, A0700, A0701, A0702, A0800, A0801, A1399 Rev A, A1400 Rev A, A1401 Rev A, A1402 Rev A, A1403 Rev A, A1404 Rev A, A1405 Rev A, A1500 Rev A, A1501 Rev A, A150 Rev A, A1600 Rev A, A1601 Rev A, A1602 Rev A, A1999 Rev A, A2000 Rev A, A2001 Rev A, A2002 Rev A, A2003 Rev A, A2004 Rev A, A2005 Rev A, A2100 Rev B, A2101 Rev B, A2102 Rev B, A2200 Rev B, A2201 Rev B, A2201 Rev B, Design & Access Statement Part 1 and Part 2, Planning Statement Dec 2020, Heritage Statement, Environmental noise assessment for planning, Sustainability statement, Daylight and sunlight report, Construction Management Plan proforma, Marketing letter Enc. Appendix 1 - 4.

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 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: A0200, A0599, A0600, A0601, A0602, A0603, A0604, A0605, A0700, A0701, A0702, A0800, A0801, A1399 Rev A, A1400 Rev A, A1401 Rev A, A1402 Rev A, A1403 Rev A, A1404 Rev A, A1405 Rev A, A1500 Rev A, A1501 Rev A, A150 Rev A, A1600 Rev A, A1601 Rev A, A1602 Rev A, A1999 Rev A, A2000 Rev A, A2001 Rev A, A2002 Rev A, A2003 Rev A, A2004 Rev A, A2005 Rev A, A2100 Rev B, A2101 Rev B, A2102 Rev B, A2200 Rev B, A2201 Rev B, A2201 Rev B, Design & Access Statement Part 1 and Part 2, Planning Statement Dec 2020, Heritage Statement, Environmental noise assessment for planning, Sustainability statement, Daylight and sunlight report, Construction Management Plan proforma, Marketing letter Enc. Appendix 1 - 4.

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

- 4 No development shall take place until full details of hard and soft landscaping to be used on the rear roof terrace have been submitted to and approved by the local planning authority in writing. [Such details shall include details of any green/living roof, planting, terrace floor] The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policies A2, A3, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 5 The two cycle spaces proposed within the basement plant room are to be erected and retained. The approved facility shall thereafter be provided in its entirety prior to the first occupation of any of the new units, and 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 development hereby approved shall achieve a maximum internal water use of 110 litres/person/day. The dwelling shall not be occupied until the Building Regulation optional requirement has been complied with.

Reason: To ensure the development contributes to minimising the need for further water infrastructure in an area of water stress in accordance with policies CC1, CC2 and CC3 of the London Borough of 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, 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 (search for 'Camden Minimum Requirements' at [www.camden.gov.uk](http://www.camden.gov.uk)) 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 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