

Application ref: 2021/3546/P  
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Date: 24 February 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)

[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Savills  
33 Margaret Street  
London  
W1G 0JD

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

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

Address:

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

Proposal:

Change of use of the building, including extensions as approved by planning permission ref 2019/3871/P dated 11.6.20 (for the excavation of basement extension and erection of part single-storey, part four-storey rear extension above; formation of roof terraces at first and main roof levels; erection of dormer roof extension and installation of 2 rooflights to rear roofslope), from business (Class E) to a single residential dwelling (Class C3), plus minor additional external amendments including additional rooflight at ground floor level and new windows to the rear courtyard.

Drawing Nos: P1012-15 EX00, P1012-15 EX01, P1012-15 EX02, P1012-15 EX03, P1012-15 EX04, P1012-15 EX05, P1012-15 EX08, P1012-15 EX09, P1012-15 PL101 (Rev D), P1012-15 PL102 (Rev B), P1012-15 PL103 (Rev B), P1012-15 PL104 (Rev B), P1012-15 PL105 (Rev B), P1012-15 PL106, P1012-15 PL108, P1012-15 PL109, Planning and Heritage Statement, Accessibility and Inclusivity Statement (9th July 2021), Design and Access Statement (13th July 2021), 15 Great James Street Bloomsbury Marketing History and Evidence Document

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- P1012-15 EX00, P1012-15 EX01, P1012-15 EX02, P1012-15 EX03, P1012-15 EX04, P1012-15 EX05, P1012-15 EX08, P1012-15 EX09, P1012-15 PL101 (Rev D), P1012-15 PL102 (Rev B), P1012-15 PL103 (Rev B), P1012-15 PL104 (Rev B), P1012-15 PL105 (Rev B), P1012-15 PL106, P1012-15 PL108, P1012-15 PL109, Planning and Heritage Statement, Accessibility and Inclusivity Statement (9th July 2021), Design and Access Statement (13th July 2021), 15 Great James Street Bloomsbury Marketing History and Evidence Document

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

- 3 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.

- 4 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.

- 5 The development hereby approved shall use Webb Yates Engineers Ltd as the chartered engineer appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration, in accordance with the details approved on 30.9.21 under ref 2021/3581/P.

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.

- 6 The secure and covered cycle storage area for 4 cycles, as shown on the plans

hereby approved, shall be provided in its entirety prior to first occupation of the new unit 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.

Informative(s):

1 Reasons for granting permission.

The proposals are a resubmission of a previously approved scheme ref: 2019/3871/P for the external alterations of the buildings at nos 14 and 15 Great James Street, plus some additional alterations and a change of use to housing. The previous reasons for approval in relation to the external alterations are still relevant.

Policy E2 of the Local Plan (which had significant weight at the time of the previous approval) notes that the future supply of office space in the borough can meet projected demand; and the Council will consider alternative uses for older office premises. The application building was originally built as a dwelling house and has room layouts and sizes that are not flexible or suitable for modern office accommodation. Sufficient marketing evidence has been submitted demonstrating the use as an office is not viable. Due to its listed status, internal alterations to the historic plan form are unlikely to be acceptable. Furthermore, the change back to a dwellinghouse would see the removal of many harmful interventions associated with the office use. Housing is identified as the priority land use in the Local Plan and thus the conversion is welcomed in reverting the property back to its original residential use and so enhancing both the Borough's housing supply and the Bloomsbury conservation area character.

The proposed residential dwelling would exceed the National Described Space Standard for a 5 bedroom 8 person unit over 3 storeys of 134sqm with a floor area of 537.4sqm (GIA). The property benefits from regular sized and shaped rooms, and good access to natural light and ventilation. Given the proposals involve a conversion of an existing listed building, the limited amount of external private amenity space is acceptable. Likewise, it is acknowledged that the development would not provide step-free access to future occupants, but given such interventions would likely cause harm to the historic fabric and plan form, this is acceptable in this instance. Overall, the development would provide a good standard of occupation for future residents.

An affordable housing contribution would be required as the development provides more than 100sqm new residential floorspace. The proposed development would provide a single family unit of 537.4 sqm (GIA) and therefore has a capacity for six new homes based on the calculation set in Housing CPG (2021) and Policy H4. A payment-in-lieu of affordable housing is therefore considered acceptable for this site. The required amount would be  $(537\text{sqm} \times 10\% \times £5000) = £268,500.00$  which would be secured by S106 agreement.

The changes to external works from the previously approved application are limited to a new rooflight at rear ground floor level and new windows to the rear façade facing a concealed courtyard. These alterations are considered acceptable and sympathetic to the building.

The other change in the proposals is the addition of a cycle parking storage in the lower ground floor vault for 4 cycles. This was required by the previous permission ref 2019/3871/P and is in line with London Plan cycle parking standards requiring secure, covered storage space for 2 cycles. The four cycle spaces in this location are considered acceptable.

The new residential dwelling will need to be car-free to accord with Council policy T2 on reducing private car use and will be secured by a S106 legal agreement.

- 2 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.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas Act 1990) as amended by the Enterprise and Regulatory Reform Act 2013.

The proposal would not cause any adverse impacts on the amenity of adjoining residential occupiers in terms of loss of light, outlook or privacy.

No objections were received prior to the determination of this application. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies H1, H6, H7, E2, D1, D2, A1, A5, T1 and T2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

- 3 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).
- 4 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.

- 5 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.
- 6 You are reminded that this decision only grants permission for permanent residential accommodation (Class C3). Any alternative use of the residential units for temporary accommodation, i.e. for periods of less than 90 days for tourist or short term lets etc, would constitute a material change of use and would require a further grant of planning permission.
- 7 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.

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



Daniel Pope  
Chief Planning Officer