

Application ref: 2021/4189/L
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Savills
33 Margaret Street
London
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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:

Alterations and extensions in association with change of use of the building, including extensions as approved by listed building consent ref 2019/4344/L 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; installation of glazed balustrade to rear parapet across nos 14 and 15; internal renovations including reinstatement of openings between nos 14 and 15 at all floor levels), plus various minor external and internal 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 B), 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 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: 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: 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.

- 4 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

- a) Plan, elevation and section drawings of all new doors and sliding panels at a scale of 1:10 with typical moulding and architrave details at a scale of 1:1.
- b) New Fireplaces.
- c) Details of service runs for all new bathrooms/kitchens, demonstrating the relationship of new pipework with the existing fabric.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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.

Informative(s):

1 Reasons for granting consent-

The changes to external and internal works from the previously approved application are limited. However new partitioning is introduced on the lower ground floor within the original house. This entails the insertion of a corridor in the front room which is not an uncommon feature in a Georgian terrace house. Within the rear room a small amount of partitioning is inserted but this is all reversible and in an area which has undergone past changes including the loss of the original rear wall. On the third floor the front room is subdivided but at this level of the building smaller rooms would not be out of place. The rear room is subdivided but this is again a space which of lesser significance which has also lost the original rear wall previously.

On the ground, first and second floors, new sliding or folding doors are introduced where historically either the spine wall or rear wall would have existed. Although these are not authentic reinstatements to the building, they do provide a better sense of the room proportions than existing.

Overall the proposed alterations are considered sympathetic to the listed building and restore it back to its original use as a single dwelling house which offers some benefits in terms of removing the lateral connections with 14 Great James Street. The proposed alterations are mainly confined to non-original parts of the building and where partitions are installed within the original part these are either reinstatements of the original, in areas of lower significance or in areas that have already been significantly altered. Conditions relating to further details for doors and fireplaces will be secured.

The special interest of the listed building would be preserved by the works. Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The site's planning history has been taken into account when making this decision

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 and the National Planning Policy Framework 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:

Yours faithfully

A handwritten signature in black ink, appearing to read 'DP', is centered on the page.

Daniel Pope
Chief Planning Officer