

Application ref: 2021/2913/L
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Date: 4 March 2022

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

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Peek Architecture Ltd
12-13 Poland Street
Noland House, Second Floor
London
W1F 8QB

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
14 Great James Street
London
WC1N 3DP

Proposal: Internal alterations at all levels including provision of new bathrooms in association with conversion from office to a single family dwelling house.

Drawing Nos: P1012-14 EX00; P1012-14 EX01; P1012-14 EX02; P1012-14 EX03;
P1012-14 EX04; P1012-14 EX05 Rev A; P1012-14 PL101; P1012-14 PL102 Rev A;
P1012-14 PL103; P1012-14 PL104 Rev A; P1012-14 PL105 Rev A;
P1012-14 EX00; P1012-14 EX01; P1012-14 EX02; P1012-14 EX03; P1012-14 EX04;
P1012-14 EX05 Rev A; P1012-14 PL101 rev A; P1012-14 PL102 Rev A; P1012-14
PL103; P1012-14 PL104 Rev A; P1012-14 PL105 Rev A;

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:

P1012-14 EX00; P1012-14 EX01; P1012-14 EX02; P1012-14 EX03; P1012-14 EX04; P1012-14 EX05 Rev A; P1012-14 PL101 rev A; P1012-14 PL102 Rev A; P1012-14 PL103; P1012-14 PL104 Rev A; P1012-14 PL105 Rev A.

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 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 before the relevant part of the work is begun:
- 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.

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 Reasons for granting listed building consent:

The application buildings is a grade II* listed Georgian town house dating from 1720-24. The building has previously been laterally connected with number 15 and is presently in use as an office. A large extension exists to the rear at basement and ground floor level and the rear elevation has been rebuilt and extended. Despite the level of alterations that have taken place the interior and plan form of the original part of the building survives remarkably well intact, especially on the principal floors where historic panelling survives.

The proposed alterations are sympathetic to the building and restore it back to its original use as a single dwelling house. 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 or in areas that have already been significantly altered.

On first floor and second floor levels panelled sliding doors are to be installed where the original brick rear wall would have been. Although the sliding doors are an inauthentic detail they help restore the semblance of the roof proportions and separate the new extension from the original building.

The proposed works preserve the special interest of the listed building and therefore it is recommended that consent is granted.

Public consultation was undertaken for this application by means of a press notice and a site notice, but no responses were received. Bloomsbury CAAC was also consulted and responded in support of the application as it restored the building back to its original use. No comment was made on the changes to the interior.

Historic England are a statutory consultee and responded authorising the council to determine the application as is seen fit. Their letter has been endorsed by the Secretary of State.

The site's planning history was taken into account when arriving at this decision.

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 (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 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.
- 3 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.
- 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) 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