

Application ref: 2022/0878/L
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Date: 12 May 2022

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Mr Andre van der Merwe
Suit5
114 Parkway
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CM2 7PR
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**Rear Of 15
Great James Street
London
Camden
WC1N 3DP**

Proposal:

Temporary hoarding to front elevation. The purpose for this application is to extend the time period of the previous approved application no 2020/1528/L from 04/03/22 till 31/03/2023.

Drawing Nos: EX00, Heritage Statement: 15 Great James St.

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:

EX00, Heritage Statement: 15 Great James St.

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 15 Great James Street forms part of a Grade II* listed terrace (Nos. 3-16 inclusive). The property forms part of a uniform streetscape of four storey Georgian properties and is within the Bloomsbury Conservation Area.

Previous consents for internal alterations, change of use and the construction of a basement have been granted and are currently being implemented. The current application is for the construction of external hoarding whilst these works are undertaken. The proposed works will not harm the special interest of the listed building.

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 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 written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer