

Application ref: 2021/0757/L  
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Date: 25 November 2021

**Development Management**  
Regeneration and Planning  
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Montagu Evans  
70 St Mary Axe  
London  
EC3A 8BE

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:

**37 Great James Street  
London  
WC1N 3HB**

Proposal:

Internal and external alterations to main building and rear 'cottage building', including refurbishment and reconfiguration of building and associated works

Drawing Nos: P0599, P0600, P0601, P0602, P0603, P0604, P0700, P0701, P0702, P0703, P0801, P0803, P1399, P1400, P1401, P1402, P1403, P1404, P1500, P1501, P1502, P1503, P1601, P1603, P1999, P2000, P2001, P2002, P2003, P2004, P2100, P2101, P2102, P2103, P2201, P2203, P6900, P100 Rev A, P101 Rev A, P102 Rev A, P105 Rev A, P106 Rev A, P107 Rev A, P110 Rev A, P111 Rev A, P112 Rev A, P300 Rev A, P301 Rev A, P305 Rev A, P306 Rev A, P462 Rev A, P463 Rev A, P464 Rev A, P471 Rev A, P473 Rev A, P474 Rev A, P520 Rev A, P522 Rev A, P523 Rev A, P524 Rev A, P525 Rev A, P526 Rev A, P535 Rev A, P536 Rev A, P537 Rev A, P538 Rev A, P539 Rev A, PG40 Rev A, P541 Rev A, P542, Design and Access Statement part 1 & 2, Planning Statement, Heritage Statement, Sustainability Statement, Daylight and sunlight statement, Draft CMP proforma, Farebrother Marketing letter, Schedule of accommodation & facilities, Assent Building Control letter, MS1 Method Statement 1: Lelling joists and laying of new floors, MS2 Method Statement 2: Stair levelling and refurbishment, MS3 Method Statement 3: Wood panelling stripping & restoration.

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: P0599, P0600, P0601, P0602, P0603, P0604, P0700, P0701, P0702, P0703, P0801, P0803, P1399, P1400, P1401, P1402, P1403, P1404, P1500, P1501, P1502, P1503, P1601, P1603, P1999, P2000, P2001, P2002, P2003, P2004, P2100, P2101, P2102, P2103, P2201, P2203, P6900, P100 Rev A, P101 Rev A, P102 Rev A, P105 Rev A, P106 Rev A, P107 Rev A, P110 Rev A, P111 Rev A, P112 Rev A, P300 Rev A, P301 Rev A, P305 Rev A, P306 Rev A, P462 Rev A, P463 Rev A, P464 Rev A, P471 Rev A, P473 Rev A, P474 Rev A, P520 Rev A, P522 Rev A, P523 Rev A, P524 Rev A, P525 Rev A, P526 Rev A, P535 Rev A, P536 Rev A, P537 Rev A, P538 Rev A, P539 Rev A, PG40 Rev A, P541 Rev A, P542, Design and Access Statement part 1 & 2, Planning Statement, Heritage Statement, Sustainability Statement, Daylight and sunlight statement, Draft CMP proforma, Farebrother Marketing letter, Schedule of accommodation & facilities, Assent Building Control letter, MS1 Method Statement 1: Lelling joists and laying of new floors, MS2 Method Statement 2: Stair levelling and refurbishment, MS3 Method Statement 3: Wood panelling stripping & restoration.

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) Samples and/or manufacturer's details of all new facing materials (brick, metal doors, windows, roof tiles, metal gate/railings) to be provided.

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 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 positioned above the printed name and title.

Daniel Pope  
Chief Planning Officer