



Architecture + Design

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23 JULY 2021

**To:**  
Camden Council

DISCHARGE OF CONDITION STATEMENT

**Address: 15 GREAT JAMES STREET, LONDON, WC1N 3DP**

**Reference: 2021/3546/P**

**Description:**

**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 roof slope), 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.

**Conditions:**

*Condition 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.*

As traditional Georgian architectural details of 15 Great James Street are similar to 14 Great James Street, features from 14 have been copied to 15 where possible to maintain historic character of the property.

Please see drawings:

**PL300-Door schedule:** All new timber doors have been designed to match the traditional 6 panel timber doors @14 Great James Street and will maintain the aesthetic of the existing design. Refer to **PL301 – Typical Hinged door**. 2 types of modern glazed doors proposed in the basement to match with modern new development. Refer to PL 308 and PL309.

**PL302-Typical architrave and skirting** – Moulding has been designed to match the existing traditional architrave and skirting @14 Great James Street

**PL303-Bi-folding door** - First floor door to study/guest room has been designed to match the existing traditional panelling. The panel proportions have been designed following existing panels @15Great James Street and the large openings in 14 Great James Street.

**PL304-Double pocket door** - on second floor from dresser to ensuite, designed to match the existing timber painted panelling @15 Great James Street.

**PL307- Glazed French Door** – Partition doors to separate the ground floor reception and kitchen. Door frames will be single glazed panels with solid painted timber.

**PL308- Modern Glazed Door** – Black steel frame, glazed door, readily available standard size. Modern door for the basement (new development not required to follow traditional Georgian style)

**PL309 - Glazed Contemporary Door** – Basement door to spa room. Solid timber painted sliding pocket door. (Basement new development not required to follow traditional Georgian style)

*b) New Fireplaces*

Following permissions granted on '406 Schedule of Conditions B' new fireplaces will be "...in the Georgian style, with fluted jambs and bulls eye corners, together with new free standing dog grate inserts."

**See drawings : PL305 + PL306 for proposed new fire place designs following as mentioned above.**

Permission has been granted to reinstate fireplaces on the following:

Ground floor rooms G02 + G03 permission 2019/3871/P

First Floor room F03 reception areas permission 2019/3871/P

Second Floor rooms S03 + S03 permission 2019/3871/P

Fire surrounds to be the same per floor – choice between PL305 or PL306

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.

**See drawings PL101B, PL102A, PL103A, PL104A, PL105A**

**SVP pipes:**

\*Most new SVP pipes will be concealed/boxed in joinery. Waste pipes will connect to SVP pipes through shortest routes where possible.

No damage will be done to cornice or other design features.

\*There is a historic existing SVP pipe which runs throughout the building from basement to the third floor and is within the corner of the chimney breast. As it is an existing SVP pipe, arrangement of bathrooms etc. has been designed to utilise this and minimise further installations.

**LG – PL101B:**

Bedroom Ensuite WC SVP pipe to run under slab to new manhole as indicated on drawing

Bedroom ensuite- sink, shower + utility room appliances to existing SVP running through the building boxed out in corner as indicated in the drawing.

Steam room SVP- new pipe will be concealed as indicated on drawing

Spa shower, WC, sink to new concealed SVP (will run through building to roof and concealed at every floor) to run below slab to new manhole as indicated on drawing.

\*pipes from kitchen to come down and run through dropped ceiling in GYM to new SVP in SPA indicated on drawing.

**GF- PL102A:**

Dining room- Existing historical SVP pipe runs throughout the building from 3F to basement.

Dining room (rear) boxed in new SVP pipe. Will not clash with cornice or any design feature. To run through from lower ground to roof.

Kitchen Island appliances will run down to dropped ceiling in basement GYM as noted above and indicated on drawing.

Cloak room/WC- WC pipes will go through partition under floorboards to new SVP pipe concealed in joinery in cloak room. This pipe will go down to lower ground Spa and drained in new manhole as mentioned for PL101B and indicated on drawing.

**1F -PL103A:**

SVP pipe from GF cloak room continues to 1F concealed in corner of staircase joinery. WC+sink pipes will connect through partition. Shower pipe to run to different SVP (indicated) which will be concealed in joinery.

**2F – PL104A:**

Ensuite bath + sink pipes will be concealed along the joinery to new SVP boxed in.

Ensuite WC + bidet pipe to connect to SVP in WC. Shower pipe to run through floor to SVP continued from above (near door).

WC (closet wing) – WC+sink pipe to connect to new SVP continued from above (concealed in joinery at each level)

**3F – PL105A:**

Linen cupboard- New SVP pipe from roof to Ground floor boxed concealed in joinery on every floor.

Bedroom3 Ensuite- Basin 30mm soil pipe notched through joists -WC soil pipe 100mm parallel to joist to join to new SVP in linen.

Bedroom2 Ensuite- All appliances pipe to connect to existing historical SVP located in bathroom.

Shower and family bath drainage to run under bath. WC and shower to ENS3 to connect bath / shower drainage and existing historic soil pipe

Bathroom: Bath pipe to connect to existing SVP pipe.

Sink + WC will run through floor to new SVP in Bed3 which will be boxed and concealed in joinery.

**Ventilation extracts:**

All ventilation extracts to fitted to rear of the building- white glazed air bricks to match with existing glazed white bricks on rear façade.

Most ducts will be concealed in joinery or will run through ceiling voids where possible. These will not break through cornice and will not damage character of the building.

**LG – PL101B:** Ensuite extract pipe will run through partition into utility and will be concealed in full height joinery. LG has dropped ceiling which all spa extract will run through to rear vent as indicated on drawing.

**GF- PL102A:** Rear extension of GF has ceiling void. Hob extract will run through ceiling void to rear as indicated on drawing.

**1F -PL103A:** Shower extract placed in ceiling to rear as indicated on drawing

**2F – PL104A:** All extract ducts to run through ceiling void to rear as indicated on drawing

**3F – PL105A:**

Bedroom3 ensuite through ceiling void to rear

Bedroom2 ensuite + bathroom extract will run through to the roof space corner to avoid obstruction in attic space.

*Condition 4: The development hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. Any*

*subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.*

- Please see letter dated 13 July 2021 from Liam Bryant of Webb Yates Engineers confirming appointment and qualifications

PEEK Architecture and Design Ltd.