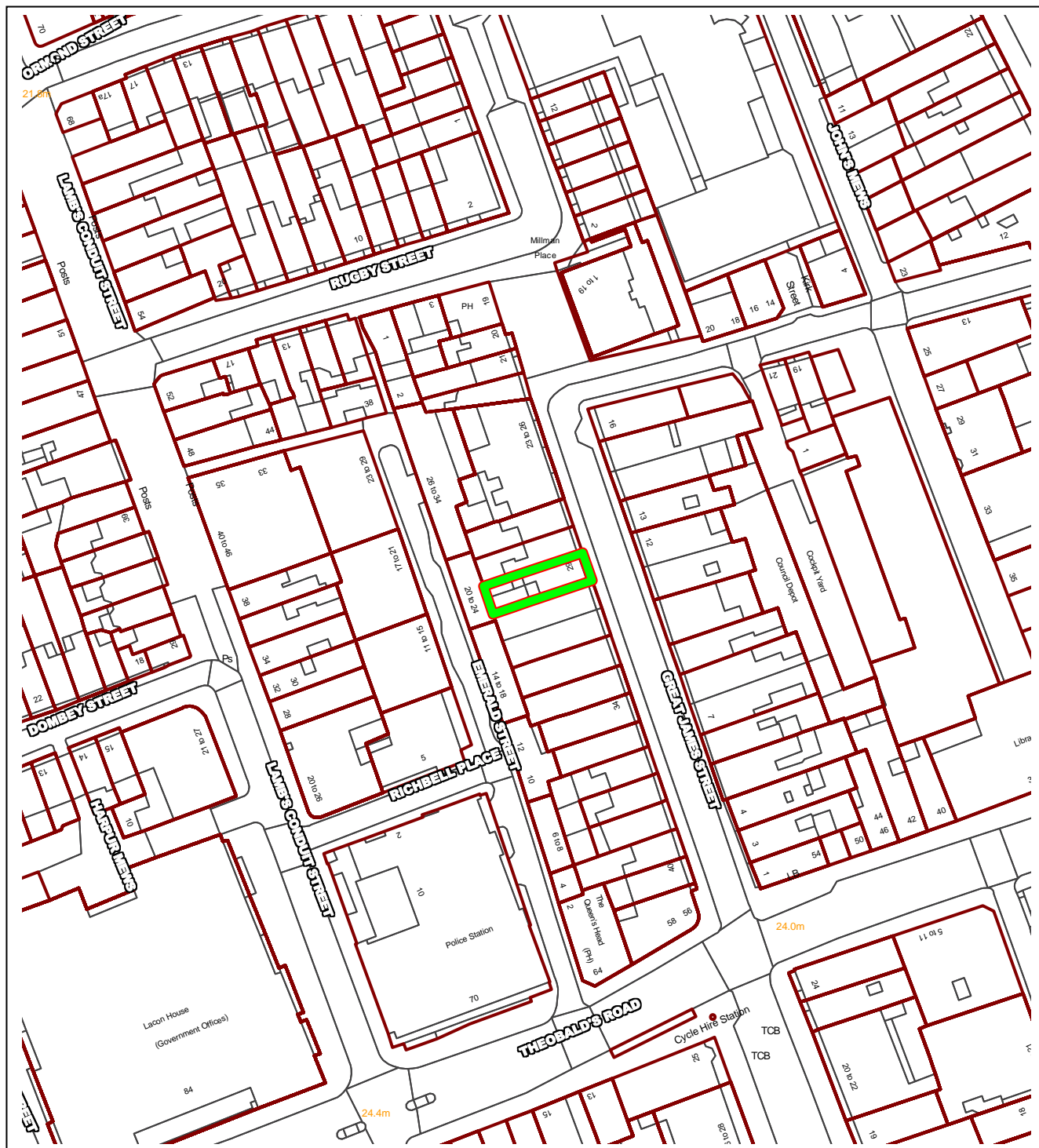
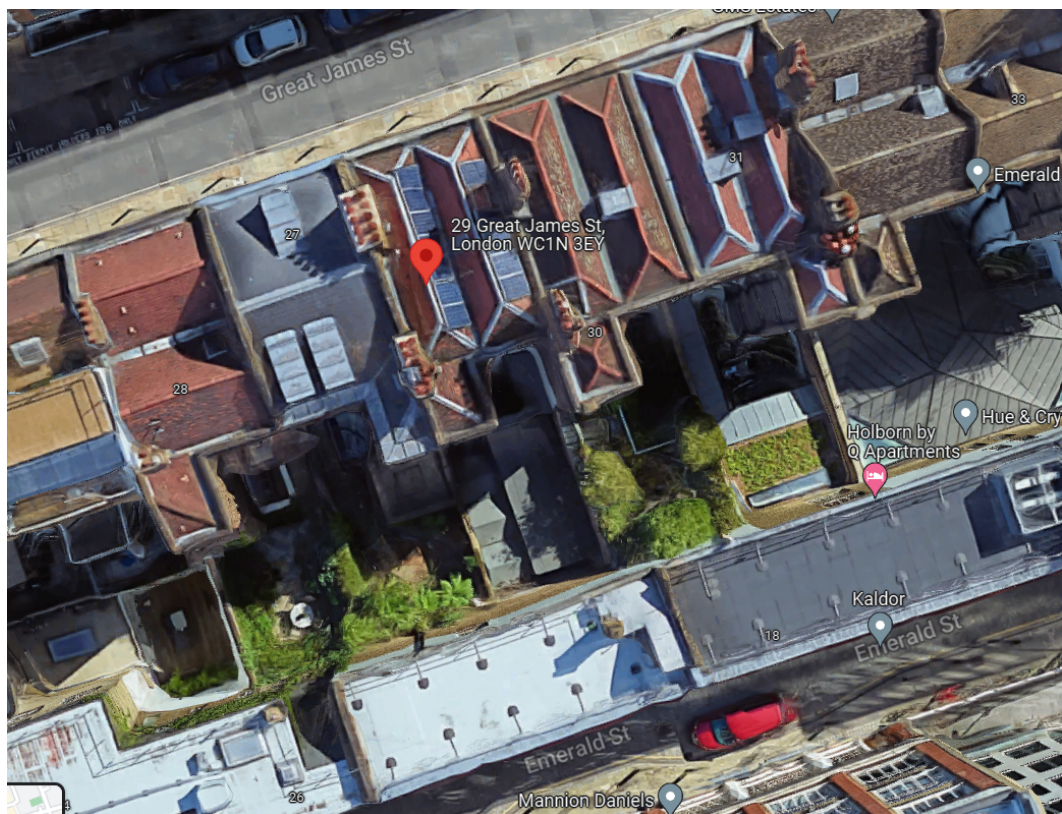


29 Great James Street, London, WC1N 3EY,  
Ref. 2021/5551/P



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**Photo 1 (above):** Aerial View



**Photo 2 (above):** Front view



**Photos 3 and 4 (above):** Closet wing rear façade and Rear elevation





View of western boundary with office building



View of southern boundary with no. 30



View of southern boundary with no. 28

**Photos 5, 6 and 7 (above):** Views towards rear garden and neighbouring gardens.

<b>Delegated Report</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	<b>06/01/2022</b>
		N/A / attached	<b>Consultation Expiry Date:</b>	<b>30/01/2022</b>
<b>Officer</b>			<b>Application Numbers</b>	
Jaspreet Chana			1) 2021/5551/P 2) 2021/6297/L	
<b>Application Address</b>			<b>Drawing Numbers</b>	
29 Great James Street London WC1N 3EY			See draft decision notices	
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>				
1) Change of use of building from office (Class E) to residential (Class C3) to form a self-contained dwelling and erection of single storey rear extension and associated internal and external works. 2) Internal and external works in association with the change of use of building from office (Class E) to residential (Class C3) to form a self-contained dwelling and erection of single storey rear extension.				
<b>Recommendation:</b>	1) Grant conditional planning permission subject to a Section 106 Legal Agreement 2) Grant conditional Listed building permission			
<b>Application Type:</b>	1) Full Planning Permission 2) Listed Building Consent			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notices			
Informatives:				
Consultations				
Summary of consultation:	Two site notice(s) were displayed near to the site on the 04/01/2022 (consultation end date 28/01/2022).  The development was also advertised in the local press on the 04/03/2022 (consultation end date 30/01/2022).			
Adjoining Occupiers:	No. of responses	12	No. of objections	12
Summary of consultation responses:	12 letters of objection were submitted from neighbouring residents. Their objection comment can be summarised as follows: <ul style="list-style-type: none"><li>Infill rear addition occupies too much space to the rear of the building to be compatible with planning guidelines <i>Please see section 4.14 below.</i></li><li>Glass extension not in character with surrounding buildings, lacks architectural merit and lacks sufficient purpose.</li><li>Glass extension will have a disproportionate detrimental effect on outlook and setting of buildings in street</li><li>Glass extension and rear addition terrace would overlook adjoining and adjacent properties <i>The glass box extension has been omitted from the proposed plans. The proposed infill rear extension would create a walkable terrace area which will be enclosed by trellis on either boundary, this is similar to other examples at the rear of this terrace and therefore is not considered to be harmful.</i></li><li>Removal of existing trellis between application site and No.30 and replacement with 'hit and miss' fence will block light <i>This would not be the case as the boundaries on other side have high boundary walls and extensions. The trellis is not a solid fence/wall so would entirely block light towards neighbouring properties.</i></li><li>Insertion of new windows to closet wing is in breach of Camden planning guidelines</li><li>Replacement of existing window in rear of first floor closet wing with door to roof terrace is in breach of Camden planning guidelines <i>The windows proposed in the rear closet wing have been omitted from the proposed plans.</i></li><li>Sedum roof inappropriate in context of surrounding buildings <i>There is no sedum roof proposed.</i></li><li>Noise and disturbance likely to be caused through entertaining activities on roof of terrace <i>Noise created would not be too dissimilar to other garden extensions on this rear terrace.</i></li><li>Heritage appraisal is inconsistent and misleading <i>Heritage proposed has been reviewed by the councils conservation officer and by English heritage and no concerns were raised in the appraisal being misleading or inconsistent.</i></li><li>Deficiencies in comment procedure. <i>The correct neighbour consultation process was followed.</i></li><li>Proposal is contrary to design, Conservation and listed building policies. Impact on character and appearance of the Bloomsbury</li></ul>			

	<p>Conservation Area. Impact on setting of the Grade II* Listed Building and terrace.</p> <p><i>Please see the assessment section below where all impacts are assessed and justified.</i></p> <p><u><i>Officer's response: in italics above.</i></u></p>
<p><b>Historic England comments (received 21<sup>st</sup> January 2022):</b></p>	<p>Historic England welcomes the intention to return this important listed building to a single residential dwelling. However, they have some concerns about the proposed floor and staircase levelling, strengthening, and alterations to the closet wing. We would urge your Council to take account of these issues within the context of the NPPF policies set out above and in consultation with your Conservation Officer when considering these plans. Authorisation to determine the applications as seen fit.</p> <p><i>Officer response: Please see section 4 below.</i></p>

## Site Description

The application site is one of several terrace buildings on the western side of Great James Street. The host building is four storeys, has a basement and attic dating from 1720-1724 and is Grade II\* listed. It lies within the Bloomsbury Conservation Area. The street was originally in residential use but many houses have been converted to office use over time. This trend has slowly been reversing, with more houses in Great James Street and neighbouring streets returning to their original residential use.

## Relevant History

No relevant planning history on the subject site. Associated planning applications:

### No.7 Great James Street

2020/5940/P & 2021/0844/L - Change of use of building from office (Class E) to residential (Class C3) to form a self-contained dwelling and erection of single storey rear extension with terrace on first floor level, internal refurbishment and associated works – Granted on 27/01/2022.

### No.8 Great James Street

2020/5943/P & 2021/0854/L - Change of use of building from office (Class E) to residential (Class C3) to form a self-contained dwelling and erection of single storey rear extension with terrace on first floor level, internal refurbishment and associated works – Granted on 27/01/2022.

### Nos.8 & 9 Great James Street

2015/0450/P – Alterations to numbers 8 & 9 Great James Street including new Portland stone steps repair and reinstatement of railings, and repair of the door case to number 9 only – Granted 03/07/15.

### 11-12 Great James Street

2010/6705/P & 2010/6707/L - Revision to planning permission (ref: 2008/1141/P) granted on 31/03/2009 for the change of use and works of conversion from office use (Class B1) to residential use (Class C3) to provide two single family dwelling houses, including new part single, part two storey rear extension and balcony at first floor level. Revision comprises the retention of and alterations to existing part single, part two storey rear extension; replacement of existing brick link with glazed link; replacement of existing glazed roof area and installation of 2 rooflights at number 11. Granted 28/04/2011

### 14 Great James Street

2013/3114/P & 2013/3403/L Change of use of existing office building (Class B1a) to residential unit (class C3), with alterations to include the erection of a two-storey rear extension at lower ground and ground floor level with associated roof gardens and a balcony to the rear at first floor level.

### 15 Great James Street

2013/3117/P & 2013/3404/L Change of use of existing office building (Class B1a) to single family dwelling (Class C3), to include the erection of a two-storey rear extension at lower ground and ground floor level with terraces at ground and first floor level following demolition of existing two storey extension, alterations to rear façade, and erection of dormer and terrace at rear roof level Granted 02/08/2013.

### 31 Great James Street

2013/3492/P & 2013/3698/L Change of use from solicitor's office and (part) residential to a single dwellinghouse (Class C3) including associated external alterations and replacement of single storey rear extension. Granted 16/09/2013

### 34 Great James Street

2013/4419/P & 2013/4498/L – Change of use from offices (Class B1) at basement and ground floor level and 3 x 1 bed flats (Class C3) at first to third floor, to a single dwellinghouse (Class c3), including replacement ground floor rear extension with first floor external terrace and associated



woks Granted 06/09/2013.

No.37 Great James Street

2021/0257/P & 2021/0757/L - Change of use of building from office (Class E) to residential (Class C3) to form a self-contained dwelling, internal and external alterations to original and non-original 'cottage building', including refurbishment and associated works – Granted 25/11/2021

39 Great James Street

2016/5824/P & 2016/6155/L – Change of use of lower ground floor from office (Class B1) and upper floor residential (Class C3) to dwellinghouse (Class C3); extend rearward existing lower ground floor level for the erection of a two storey rear extension; single storey wing extension at first floor level; replace rooftop structure and railings to provide main roof level terrace and green roof; replace fenestration throughout and associated internal alterations Granted 02/12-2016.

10 John Street

2015/2037/P – Change of use of building from office (Class B1A) to a 5 bedroom dwelling (Class C3) – Granted 02/02/2016.

16 John Street

2012/5456/P Change of use from office (Class B1) to single dwellinghouse (Class C3). Granted 12/02/2013

20 John Street

2013/1479/P & 2013/1397/L Change of use of office (Class B1) to residential (Class C3) to create 5 flats and 1 mews house, and alterations to include, enlargement of front lightwell, addition of lightwell and railings to Roger St. elevation, insertion of windows and entrance door to proposed mews house on Roger St. elevation, reinstatement of basement level to non-original extension including roof terrace at 20A John St, insertion of 3 windows at front lower ground level of 20 John St., minor alterations to front railings, and the installation of a new refuse lift from basement lightwell to street level. Recommended for approval subject to a Section 106 Agreement

25 Johns Mews

2012/4925/P & 2012/5150/L Change of use from office at ground floor (Class B1) and flat on first floor (Class C3) to a single dwellinghouse (Class C3), including creation of roof terrace with privacy screen on flat roof, installation of 2 rooflights and external alterations to fenestration. Granted 26/03/2013

27 John Street

2012/2735/P Change of use from publisher's office (Class B1) to dwelling house (Class C3). Granted 22/04/2013

## Relevant policies

### National Planning Policy Framework (2021) The London Plan (2021)

### Camden Local Plan (2017)

- **Policy G1** Delivery and location of growth
- **Policy H1** Maximising housing supply
- **Policy H4** Maximising the supply of affordable housing
- **Policy E1** Economic development
- **Policy E2** Employment premises and sites
- **Policy A1** Managing the impact of development
- **Policy A4** Noise and vibration
- **Policy D1** Design
- **Policy D2** Heritage
- **Policy CC1** Climate change mitigation

- **Policy CC2** Adapting to climate change
- **Policy CC3** Water and flooding
- **Policy CC5** Waste
- **Policy T1** Prioritising walking, cycling and public transport
- **Policy T2** Parking and car-free development
- **Policy T4** Sustainable movement of goods and materials
- **Policy DM1** Delivery and monitoring

#### **Camden Planning Guidance:**

- CPG Amenity (2021)
- CPG Design (2021)
- CPG Home improvements (2021)
- CPG Housing (2021)
- CPG Employment sites and business premises (2021)
- CPG Energy efficiency and adaption
- CPG Transport (2021)

#### **Conservation Statements:**

- Bloomsbury Conservation Area Appraisal and Management Strategy 2011

#### **London Borough of Camden Housing Delivery Test - Action Plan dated August 2020**

- In accordance with the requirements of the Government's Housing Delivery Test, the Council has published a Housing Delivery Test Action Plan. This sets out a series of actions to ensure that Camden is able to meet its housing requirement in future years. The housing delivery plan has been produced as the data shows that housing completions in Camden in recent years have fallen below the Borough's housing delivery target. In 2020, the measurement for Camden was 79% - which means that Camden has to produce an action plan and apply a 20% buffer to our 5-year housing land supply. As such, there is a need to place significant weight on the provision of housing in decision making. This should be taken into account when the Council are making decisions on applications which if approved would enable the delivery of additional housing for the borough.

### **Assessment**

#### **1. The proposal**

- Change of use of building from office (Class E) to residential (Class C3) to form a self-contained dwelling
- Single storey ground floor infill extension and;
- Associated internal and external works

1.1. During the course of the application the following proposed elements were removed from the proposals:

- Removal of single storey glazed addition at first floor level

#### **2. Assessment**

2.1. The principal considerations material to the determination of this application are as follows:

- Land use (including loss of employment floor space, affordable housing, standard of accommodation)
- Design and conservation
- Impact on neighbouring residential amenity

- Transport
- Sustainability
- Waste

### 3. Land use

#### *Loss of employment floor space*

- 3.1. Local Plan Policy E2 (Employment premises and sites) seeks to protect employment space in the borough by retaining buildings that are suitable for continued business use and resisting the loss of employment (including office) space, unless it can be demonstrated to the Councils satisfaction that a building is no longer suitable for its existing business use and there is evidence that the possibility of retaining, reusing or redeveloping the building for similar alternative business use has been fully explored over an appropriate period of time.
- 3.2. The existing building's plan form is considered to be tired and out-dated, and has not been refurbished for a considerable amount of time due to the long occupancy of the most recent tenants. The building was originally designed as a single-family dwelling, this is reflected within the floor plan layout but has been re-organised to cater for an office. The physical plan form and the listed status of the site have meant that the building is not fully accessible, suffers from relatively poor natural light and ventilation, inefficient plan form for office layout, outdated services, poor energy efficiency, not enough kitchenettes or W.Cs, and a lack of flexibility with the layout and use. Given these constraints on the buildings it is considered they would not be capable of being modernised to meet current standards which new businesses seek and this weighs into the balance (although does not completely justify) the acceptability of the proposal.
- 3.3. There has been no marketing carried out in respect of the premises prior to the application being submitted. However the applicants have submitted a market appraisal report by Farebrother which states that the building was previously owned by an office user who moved out of the property back in March 2020. It has not since found a commercial user interested in the property and remained vacant since. A full marketing exercise for 2 years has not taken place which suggests Policy E2 is not complied with. However, the market appraisal report submitted does look at the quality of space (and it concludes that this is poor), looks at how long it has taken to let similar sites/spaces (often very long periods) and looks at how much office space there is on the market or coming forward for development (quite a lot). Even more significant according to the report is that the building cannot offer the level of building amenity which businesses and their employees more than ever now expect. Those buildings without cycle facilities, showers and changing rooms will not be considered by many occupiers. Also, larger buildings with open plan collaboration space providing a hub for occupiers no longer using an office five days a week are now being sought. Therefore, the report concludes that the subject site would struggle to find an office occupier, therefore the question then is are there other benefits in terms of housing or heritage that would outweigh the failure against Policy E2, this is explored below.
- 3.4. Whilst marketing of the site has taken place as normally sought by policy E2, the market appraisal report has provided evidence to suggest that the likely demand from prospective occupiers would have been low. This combined with the apparent supply of vacant premises in Great James Street and John Street, the considerable amount of work and adaptations any prospective business occupier would want to undertake to make the properties suitable for occupation (which is restricted due to the buildings grade II\* listing), means that there is a high chance that the properties may fail to find occupiers for an extended period of time. It also has to be acknowledged that Great James Street itself is very residential in appearance with the vast majority of the properties appearing to be in use as flats or houses; and Nos. 7, 8 and 37 now in the process of conversion back to single dwellings.
- 3.5. Therefore, these factors combined with the highly material consideration of this building's uniqueness as a relatively rare exemplar of a well-preserved early 18th century town house goes some way in this instance to justify an exception to the normal approach of requiring further

marketing evidence.

- 3.6. The existing building whilst possessing a remarkable host of original features surviving down the centuries are vulnerable to deterioration, theft, crime, fire or decay during an extended period of vacancy. This set against the opportunity afforded by the application to have these original features restored and original planform as a single dwelling reinstated and the desirability of preserving listed buildings under s.16 and s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 weighs in favour of the proposals. It is noted that there are heritage benefits to restoring the building and use in its original purpose, and this heritage benefit gives some weight and means that on balance the proposal is acceptable.
- 3.7. The employment floor space lost is less than 500sqm (around 300sqm), the applicants therefore do not need to provide an employment and training contribution in line with Policy E2 of the Local Plan.

#### *Affordable housing*

- 3.8. The provision of additional residential floor space within the borough is strongly supported by policy H4 (Maximising the supply of affordable housing), the Council expects a contribution to affordable housing from all developments that provide one or more additional homes and involve a total addition to residential floor space of 100sqm GIA or more.
- 3.9. The proposed development would provide a single-family unit at 373 sqm (GIA), and whilst the capacity would normally be worked out as 1 new home based on the calculation set in Housing CPG (2021) and Policy H4, it is legitimate for the assessment of capacity to take account of heritage considerations. Local Plan para 3.108 states in part 'we will take into account any constraints on capacity where existing buildings are converted (particularly listed buildings and other heritage assets), or where ancillary residential space would be unable to provide dwellings (e.g. due to local of natural light)'.
- 3.10. Therefore, a payment in lieu of affordable housing is therefore considered acceptable for this site, the required amount would be  $(373\text{sqm} \times 2\% \times £50000) = £37,300$  which would be secured within a S106 legal agreement.

#### *Standard of proposed accommodation*

- 3.11. The change of use would result in a 3-bedroom single family dwellinghouse. Two rooms have been identified as an office and dressing area and given that these are large enough to be used as bedrooms if required, that would make a total of 5 bedrooms. The property at 373sqm exceeds the minimum space standards for a five-bedroom property set over 5 floors. The house would have regular sized rooms be dual aspect with windows at the front and rear. Amenity space would be provided with a courtyard at first floor level towards the rear of the property adjacent to a lightwell. The building was originally built as a house and would therefore provide a good level of accommodation when changed back into a house.

## **4. Design and Conservation**

- 4.1. The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy D1 are relevant to the application: development should respect local context and character; comprise details and materials that are of high quality and complement the local character; and respond to natural features. Policy D2 'Heritage' states that in order to maintain the character of Camden's conservation areas, the Council will not permit development within conservation area that fails to preserve or enhance the character and appearance of that conservation area.
- 4.2. The proposed conversion of the building from office to single occupancy residential is welcomed in a heritage sense. The building was originally built as a residence, and there is no objection in

principle to its return to residential use.

### ***Existing condition of building and impact of proposals on significance***

- 4.3.29 Great James Street has well-preserved interiors from c.1720-1724 including panelling to the principal rooms, a good early C18th staircase, original floorboards, architraves and some early C18th chimneypieces. Numbers (West side) 24/10/57 Nos.26-37 AND 39-40 (Consecutive) were upgraded from GII (listed in 1954) to GII\* in 1999, which appears to have been due to the largely intact 1720s interiors in most of these buildings which contribute to their above-average level of significance at a national level. There have been some alterations to the interior of Number 29. At the ground and first floor the original chimneypieces have been replaced (this application proposes reinstatement of the original 1720s design based on surviving originals in the terrace) and some inappropriate over doors were added to some of the internal doors in the late C20th, apparently without listed building consent. These are to be removed under the current application. The overwhelming character of the interior is that of an early C18th townhouse, especially in respect of the planform, lack of substantial alteration since the C18th and the survival of virtually all of the original panelling.
- 4.4. The building has been in office occupation for several years but this has been a 'light touch' occupation which has largely retained the historic floor plan.
- 4.5. It is usually considered that the optimum use for listed buildings is the one for which it was designed and constructed. The building was constructed as a single family house and its reinstatement as a residence reinstates the special interest of its original use. The special interest of the building lies not only its architectural interest but also in its evidential value as an C18th domestic building, which the proposal would better reveal and enhance. The conversion of this house back to a single dwelling is in line with other conversions on Great James Street and will contribute to the reinstatement of the street's domestic and residential character. It is also noted that while the building was used as an office it was an office for a firm of classical architects, who sought to make far fewer changes to the building than a more typical office occupier would. The building has no lift or disabled access and achieving this without causing harm to significance would be highly challenging. There is also no means of creating a more open plan-form without destroying early C18th panelling or losing historic planform.
- 4.6. While the existing fabric is not at immediate risk of deterioration the building has been vacant for some time and the proposed works seek to repair and restore fabric, not limited to but notably: reinstatement of the C18th glazing bar pattern in place of later plate glass windows, repairs to brickwork and internal joinery, reinstatement of the fanlight, installation of more appropriate chimneypieces to several of the principal rooms, removal of modern floor finishes and repairs to the roof. While much of this work is standard repair, which could be undertaken by an office occupier, the reinstatement of appropriate period detailing is beyond the level of restoration which an office occupier would typically undertake.
- 4.7. The greatest impact of the proposed residential use is the construction of an extension, but the existing building already has an extension which was constructed in conjunction with office use and it is likely that any occupier, commercial or residential, would seek to retain or replace the existing extension as has been in seen in a number of recent applications along the terrace.

### ***Internal alterations***

- 4.8. The proposed replacement of features such as doors, windows and fireplaces have been supported by on-site investigations including the preparation of extensive gazetteers to demonstrate that no original features would be removed. A site visit has confirmed that the majority of features proposed for removal are not of significance; however, it was not agreed that the boxed seats/ledges to the second floor rooms were not significant and the proposals have been revised so that these are retained.



4.9. It is noted that the proposal includes a mosaic tile finish to the entrance lobby (room demarcated FT05 on the proposed drawings). This is not supported as the entrance hall would not have been mosaic tiled in the eighteenth-century and the proposals are broadly being supported on the basis that they reinstate the eighteenth-century appearance of the interior. This would be omitted from the application by condition.

4.10. There is heritage benefit to reinstating the original box cornice profile to this room, and as it can be fitted over the existing cornice there is no loss of historic fabric.

4.11. The proposed alterations to the first-floor spine wall have been the subject of discussion in the course of this application. It is accepted that similar works have been consented at second floor level elsewhere in the terrace. The panelling in this location has been altered previously and it is accepted that the proposed double doors could be achieved without disrupting a historically intact run of panelling, and therefore only acceptable because of that reason.

4.12. Historic England has noted:

*Another sensitive aspect of these proposals is the levelling and strengthening of the flooring and stair treads. The work would likely require alteration to original structural timbers, original floor coverings including the stair treads, and resulting changes to room proportions and decorative features such as skirting boards, panelling, architraves, and stair tread-ends. It is therefore extremely likely that this element of the scheme would cause harm to some of the most significant parts of the interior.*

*At this stage, we are unconvinced that 'clear and convincing justification' for this harm has been provided as is required under Paragraph 200 of the NPPF. We therefore recommend that this aspect of the proposals is omitted, or additional structural justification is provided by a conservation specialist.*

4.13. The proposed works are considered acceptable for the following reasons. A structural report has been provided in the course of the application and the following has been confirmed by the applicant's submission information:

- No modification to the levels of the existing joists or replacement of the stair treads.
- As described in the submitted design and access statement, the existing property has been heavily modified in the past, with the floor levels significantly raised above the original joists. E.g. drawing A400.
- Subsequent alterations have been carried out to the panelling, with skirting raised to meet the panels, totally obscuring the bottom rail.
- Removing the deep packers laid over the original joists will re-establish a lower floor level closer to the original.
- As noted on the application drawings, skirting and any original floorboards would be salvaged and fixed back at a lower level to allow the bottom rails of the panelling to become visible again.
- Strengthening work to the joists would be limited to only where structurally necessary. In line with other houses on the street, this would take the form of fixing a new joists parallel to any existing failing joists to provide additional support. The original joists would not be removed. Detailed and method statements of the proposed structural works were submitted, generated by a qualified structural engineer.
- The stair does not require re-levelling as it would appear this has already taken place by others in the past. The application seeks to remove the additional structure installed around the stair that currently disrupts the panelling in the main rooms through the house. There is no removal or demolition of any of the stair treads, balustrades or rails.

4.14. Alterations relating to the creation of partitions for bathrooms etc. have also been the subject of revised drawings in order to better preserve the legibility of the historic planform while allowing for reasonable alteration to enable the property to return to residential use.

## ***External alterations***

4.15. The proposed rooflight would go on the inner valley of the existing roof which is mostly concealed from prominent public and private views and is in an area where the roof structure has already been rebuilt so would be acceptable.

4.16. It was originally proposed to replace the sash windows to the front of the building with 'Fineo vacuum insulated' glazing.

4.17. Historic England has noted that:

*As the sash window was still a relatively new development in the early 18th century, the windows at Great James Street are characterised by thick glazing bars which generally have sufficiently deep rebates to accommodate slim-line double glazing (more slender glazing bars feature in later Georgian houses due to improvements in technology). Therefore, double glazed units could be accommodated at 27 Great James Street whilst preserving/reinstating original window proportions. Ultimately, the appearance of the glazing, particularly it's reflectively qualities when viewed from the street, will be a key consideration for your Council when considering this particular element of the scheme.*

4.18. It is accepted that the existing sashes and glass are not historic (they appear to be C20th). Their replacement is therefore acceptable in principle. However, Camden does not generally accept double glazing in pre-C20th listed buildings other than in very exceptional circumstances. In the course of this application the applicants were advised that any form of vacuum glazing would not be accepted and the proposals have been revised to Histoglass Mono Laminate which is in line with what the Council has previously approved in other listed buildings of the C18th and C19th.

4.19. Historic England has noted:

*Finally, we note that the proposed rear extension would infill the entire rear courtyard area, affecting the spatial arrangement of the plot in terms of building footprint and outside space. Whilst this is not best conservation practice, we acknowledge that this approach has been approved elsewhere along the terrace including the neighbouring property at 30 Great James Street. We therefore do not wish to raise any issues about the proposed rear extension.*

4.20. The proposed ground floor rear infill extension is a sizable addition to the property and have some impact. However, there is a structure in the courtyard at present, but this is effectively a single storey timber shed with minimal, if any, foundations.

4.21. The proposals have been revised since the date of submission to omit the proposed glazed pavilion structure on the upper part of the proposed extension and add two floor roof lights. This has somewhat mitigated the impact of the extension in terms of height and mass. However, it is noted that the terrace (all of which is listed at GII and GII\*) as a whole has large rear extensions approved: Nos.14 (2015/3046/P & 2015/3185/L), 30 (2014/1664/L and 2014/1571/P) and 34 (2013/4419/P & 2013/4498/L). These approved proposals were assessed under similar policy and legislation to this proposal, and they involved very similar heritage constraints. While it is not considered that the extension proposed under this application better reveals or enhances the significance of the heritage asset, it has been revised to omit the pavilion, and is therefore broadly similar to other extensions recently approved within the terrace including that of the neighbouring property at Number 30. On balance the significance of the heritage asset is preserved.

4.22. The proposal also involves the lowering of the floor levels of the rear basement vaults to provide better head heights and to allow them to be fully waterproofed and insulated. Local repair

works and pointing would take place on the masonry. Given the changes being proposed have been approved on other neighbouring properties and are relatively minor works, it is not considered they would be detrimental to the existing listed building or the surrounding area.

- 4.23. Overall and on balance, the proposed works are considered to have a positive impact on the architectural significance of the existing listed building in their totality. The works would preserve the special interest of the Grade II\* listed buildings and the character and appearance of the surrounding Bloomsbury Conservation Area. The proposal would be in compliance with Local Plan Policy D2.
- 4.24. 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 and s.66 of the Planning (Listed Buildings and Conservation Area) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.
- 4.25. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013. Act (ERR) 2013.

## **5. Residential Amenity**

- 5.1. Policy A1 seeks to protect the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of residents. This includes factors such as privacy, outlook, implications to natural light, artificial light spill, odour and fumes as well as impacts caused from the construction phase of development. Policy A4 seeks to ensure that residents are not adversely impacts upon by virtue of noise or vibrations.
- 5.2. The existing rear elevation character of this row of terrace houses consists of built-up form to the boundaries with four storey closet wings facing onto a rear wall of a three storey building. The existing rear garden area shares its boundaries with Nos.28 and 30 Great James Street, they are both single family dwellings. Both boundaries are delineated with high garden walls (new wall to be erected on side of No.28 this would be in line with No.28s rear extension and the extension would be lower than the 3.6m high wall with No.30) and have extensions within their gardens; and to the rear boundary is a three-storey office building fronting onto Emerald Street. The rear façade is largely blank and blocks views and light from the west, a single window overlooks the site. The proposed works involve a small courtyard to the rear and the erection of a single storey rear extension that would not be visually prominent from any public views, but more so from private views from upper levels at the neighbouring properties. Given this, and the high boundary walls it is not considered the proposed works would have a materially detrimental impact on the amenities of the neighbouring properties in regards to loss of light, outlook or overshadowing.
- 5.3. A daylight and sunlight report was also submitted, the result indicate that all neighbouring habitable windows and rooms would fully comply with the BRE recommendations. The overshadowing assessment shows that all neighbouring amenity areas would comply with the BRE recommendations. Overall, the proposed rear extension would only have a negligible effect on daylight, sunlight and overshadowing to neighbouring properties and would satisfy the BRE guidelines.
- 5.4. The proposed development is not considered to lead to a significant impact upon the amenities of any neighbouring residents. The development is thus considered to be in accordance with planning policies A1 and A4.

## **6. Transport**

### *Car parking*

- 6.1. The site has a public transport accessibility level (PTAL) of 6b (excellent) and is within a controlled parking zone (CPZ). The proposed new dwelling would need to be car-free in accordance with policy T2, this includes limiting the availability of both off street and on street parking. This would be secured by a legal agreement and would prevent future occupiers from obtaining on street parking permits.
- 6.2. The site would be accessed from Great James Street via Theobalds Road. Traffic flows are likely to be fairly low, however due to the amount of construction works required for the rear extension and refurbishment works the required and due to the sensitive nature of the local streets, a construction management plan (CMP), CMP Implementation support contribution of £3,920 and a construction impact bond of £7,500 is therefore to be secured as a section 106 planning obligation.

### *Cycle parking*

- 6.3. Two secure and accessible cycle parking spaces would be provided in accordance with Policy T1. The submitted plans do not accurately state where the cycle storage would be located therefore details of this would be requested by planning condition.

## **7. Sustainability**

- 7.1. The Local Plan requires development to incorporate sustainable design and construction measures, to ensure they use less energy through decentralised energy and renewable energy technologies. All developments are expected to reduce their carbon dioxide emissions by following the steps in the energy hierarchy (be lean, be clean, be green and be seen) to reduce energy consumption.
- 7.2. Policies CC1 and CC2 of the Local Plan require development to minimise the effects of and be resilient to climate change and to meet the highest feasible environmental standards. Developments are expected to achieve a 20% reduction in CO2 emissions through renewable technologies (the 3rd stage of the energy hierarchy) wherever feasible. The Council will also expect conversions and extensions of over 500sqm of residential floorspace or five or more dwellings to achieve 'excellent' in BREEAM Domestic Refurbishment.
- 7.3. This proposal is considered a residential refurbishment with an extension. The refurbishment and new extension would consist of less than five dwellings and the gross internal area is less than 500m<sup>2</sup>, therefore, an energy statement is not required. Furthermore, minor residential refurbishments should meet part L 1B requirements for retiled thermal elements, the GLA requirements as per Policies 5.4 and 5.7. As this is a listed building it is exempt from the energy efficiency requirements set out in Part L 1B of the Building regulations as compliance would unacceptably alter the character or appearance of the dwelling. As this is a minor development with gross internal area less than 1000m<sup>2</sup>, it is also exempt from the GLA requirements.
- 7.4. A sustainability statement has been provided with the application and the following efficiency measures and sustainable features have been considered for the development:
- Glazing strategy design – takes into consideration the orientation and size of windows
  - Light fittings will be of low energy consumption
  - The building fabric will be updated and the building fabric of the extension will be in line with 'Be Lean' passive design measures.
  - Water fittings will meet the target water consumption of 110 litres per person per day.
  - Materials – will be sourced locally to reduce transportation pollution and support the local economy. Retaining the original façade and reusing the existing building structure will limit the embodied carbon associated with procuring virgin material for building. All timber will be procured from responsible forest sources

- Waste – the construction site will be managed in an environmentally sound manner with at least 85% of waste being recycled using an external waste contractor.

7.5. These energy efficiency measures and sustainable features will help to reduce the sites contribution to the causes of climate change and help create a more sustainable development which will complement the heritage of the site and last well over time. The proposal would be in accordance with policies CC1 and CC2.

## **8. Waste**

8.1. Waste is currently collected from Great James Street daily, with mixed recycling/food/garden waste collected once a week on Tuesdays. This would be proposed for the new dwelling when in use. The collection point for rubbish waste would be outside the property and would be picked up before 7am with waste being left out the night before. Waste storage and recycling options will be provided internally in the kitchen area.

## **9. Conclusion**

9.1. Overall, the change of use and proposed works are considered to have a positive impact on the architectural significance of the existing listed building, the works would preserve the special interest of the Grade II\* listed buildings and the character and appearance of the surrounding Bloomsbury Conservation Area. The proposal would be in compliance with Local Plan Policy D2.

9.2. The proposed development is in general accordance with Policies G1, H1, H3, A1, A4, D1, D2, CC1, CC2, CC3, CC5, T1, T2 and T4 of the Camden Local Plan 2017. The proposed development also accords with the London Plan (2021) and the provisions of the National Planning Policy Framework 2021.

## **10. Recommendation**

10.1. Grant conditional Planning Permission (subject to section 106 legal agreement)

10.2. Grant condition Listed Building Consent

10.3. Planning permission is recommended subject to the securing of the following heads of terms via a section 106 legal agreement:

- Affordable housing contribution = £37,300
- Car-free development
- Condition securing the provision of 2 long-stay cycle parking spaces
- Construction Management Plan and associated Implementation Support Contribution of £3,920
- Construction Impact Bond of £7,500

## **DISCLAIMER**

***The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 21<sup>st</sup> November 2022, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'Members Briefing'.***



Application ref: 2021/6297/L  
Contact: Jaspreet Chana  
Tel: 020 7974 1544  
Email: [Jaspreet.Chana@camden.gov.uk](mailto:Jaspreet.Chana@camden.gov.uk)  
Date: 2 November 2022

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

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk](http://www.camden.gov.uk)

WSP  
70 Chancery Lane  
London  
WC2A 1AF

# DRAFT

Dear Sir/Madam

## DECISION

Planning (Listed Building and Conservation Areas) Act 1990

### Listed Building Consent Granted

Address:  
**29 Great James Street**  
**London**  
**WC1N 3EY**

# DECISION

Proposal: Internal and external works in association with the change of use of building from office (Class E) to residential (Class C3) to form a self-contained dwelling.

Drawing Nos: A010 Rev D, A020 Rev E, A021 Rev E, A022 Rev E, A023 Rev E, A024 Rev E, A026 Rev E, A027 Rev E, A028 Rev E, A030 Rev E, A031 Rev E, A032 Rev E, A033 Rev E, A040 Rev E, A041 Rev E, A042 Rev E, A043 Rev E, A044 Rev E, A045 Rev D, A047 Rev E, A048 Rev E, A050 Rev E, A051 Rev E, A052 Rev E, A053 Rev E, A100 Rev E, A101 Rev G, A102 Rev J, A103 Rev J, A104 Rev J, A106 Rev G, A200 Rev E, A201 Rev F, A203 Rev H, A204 Rev G, A205 Rev F, A206 Rev F, A300 Rev C, A301 Rev C, A302 Rev B, A400 Rev B, A500 Rev E, A900 Rev E, A901 Rev D, A902 Rev C, A903 Rev C, A904 Rev C, A905 Rev B, Heritage Appraisal October 2021, Planning Statement November 2021, Design and Access Statement.

The Council has considered your application and decided to grant 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 All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

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 architectural features identified as historic within the application documents including e.g. cornices, architraves, skirting, floorboards, balustrades, and fireplaces shall be retained and repaired.

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 The new joinery work shall match the existing joinery work adjacent in respect of materials, dimensions and profiles, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

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.

- 5 All new partitions shall be scribed around any existing ornamental mouldings.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of Camdens Local Plan 2017.

- 6 No lights, meter boxes, flues, vents or pipes, and no telecommunications equipment, alarm boxes, television aerials or satellite dishes shall be fixed or installed on the external face of the buildings, without the prior approval in writing of the Council.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D2 of the Camdens Local Plan 2017.

- 7 Notwithstanding the plans hereby approved no consent is hereby given for the laying of a tiled floor in part of the entrance hall.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of Camdens Local Plan 2017.

Informative(s):

- 1 The site's planning history has been taken into account when making 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 policies D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

- 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,

Chief Planning Officer

Application ref: 2021/5551/P  
Contact:  
Tel: 020 7974  
Date: 2 November 2022

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

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

WSP  
70 Chancery Lane  
London  
WC2A 1AF

Dear Sir/Madam

**DRAFT**  
**FOR INFORMATION ONLY - THIS IS NOT A FORMAL DECISION**  
Town and Country Planning Act 1990 (as amended)

## **DECISION SUBJECT TO A SECTION 106 LEGAL AGREEMENT**

Address:  
**29 Great James Street**  
**London**  
**WC1N 3EY**

**DECISION**  
Proposal: Change of use of building from office (Class E) to residential (Class C3) to form a self-contained dwelling and associated internal and external works

Drawing Nos: A010 Rev D, A020 Rev E, A021 Rev E, A022 Rev E, A023 Rev E, A024 Rev E, A026 Rev E, A027 Rev E, A028 Rev E, A030 Rev E, A031 Rev E, A032 Rev E, A033 Rev E, A040 Rev E, A041 Rev E, A042 Rev E, A043 Rev E, A044 Rev E, A045 Rev D, A047 Rev E, A048 Rev E, A050 Rev E, A051 Rev E, A052 Rev E, A053 Rev E, A100 Rev E, A101 Rev G, A102 Rev J, A103 Rev J, A104 Rev J, A106 Rev G, A200 Rev E, A201 Rev F, A203 Rev H, A204 Rev G, A205 Rev F, A206 Rev F, A300 Rev C, A301 Rev C, A302 Rev B, A400 Rev B, A500 Rev E, A900 Rev E, A901 Rev D, A902 Rev C, A903 Rev C, A904 Rev C, A905 Rev B, Heritage Appraisal October 2021, Planning Statement November 2021, Design and Access Statement, Farebrother Marketing report Nov 2021, Daylight and Sunlight Report, Structural Method Statement and Basement Impact Assessment, Energy and Sustainability Statement, Construction Management Plan.

The Council has considered your application and decided to grant permission subject to the conditions and informatives (if applicable) listed below **AND** subject to the successful conclusion of a Section 106 Legal Agreement.

The matter has been referred to the Council's Legal Department and you will be contacted shortly. If you wish to discuss the matter please contact **Aidan Brookes** in the Legal Department on **020 7 974 1947**.

Once the Legal Agreement has been concluded, the formal decision letter will be sent to you.

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: A010 Rev D, A020 Rev E, A021 Rev E, A022 Rev E, A023 Rev E, A024 Rev E, A026 Rev E, A027 Rev E, A028 Rev E, A030 Rev E, A031 Rev E, A032 Rev E, A033 Rev E, A040 Rev E, A041 Rev E, A042 Rev E, A043 Rev E, A044 Rev E, A045 Rev D, A047 Rev E, A048 Rev E, A050 Rev E, A051 Rev E, A052 Rev E, A053 Rev E, A100 Rev E, A101 Rev G, A102 Rev J, A103 Rev J, A104 Rev J, A106 Rev G, A200 Rev E, A201 Rev F, A203 Rev H, A204 Rev G, A205 Rev F, A206 Rev F, A300 Rev C, A301 Rev C, A302 Rev B, A400 Rev B, A500 Rev E, A900 Rev E, A901 Rev D, A902 Rev C, A903 Rev C, A904 Rev C, A905 Rev B, Heritage Appraisal October 2021, Planning Statement November 2021, Design and Access Statement, Farebrother Marketing report Nov 2021, Daylight and Sunlight Report, Structural Method Statement and Basement Impact Assessment, Energy and Sustainability Statement, Construction Management Plan.

Reason: For the avoidance of doubt and in the interest of proper planning.

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 Prior to the occupation of the development, a detailed plan of the proposed secure covered cycle storage to house two cycles shall be submitted to and approved by the local planning authority. The approved facility shall thereafter be provided in its entirety prior to the first occupation of any of the new units, and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T1 of the London Borough of Camden Local Plan 2017.



- 5 The development hereby approved shall achieve a maximum internal water use of 110litres/person/day. The dwelling/s shall not be occupied until the Building Regulation optional requirement has been complied with.

Reason: To ensure the development contributes to minimising the need for further water infrastructure in an area of water stress in accordance with Policies CC1, CC2, CC3 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 2 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.
- 3 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](http://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.

- 4
  - 1) As the building dates to pre-2000, an asbestos survey should be undertaken prior to the redevelopment commencing should an up to date asbestos register not be present;
  - 2) Consider undertaking an unexploded Ordinance (UXO) Risk Assessment in light of bomb damage which occurred in close vicinity to the site; and
  - 3) Should any visual and/or evidence of contamination be identified during the groundworks then the works should cease and the Local Authorities' Land Contamination Team should be contacted for guidance.

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:

<https://www.gov.uk/appeal-planning-decision>.

Yours faithfully,

Supporting Communities Directorate