

2025/0543/P & 2025/0559/L – 38 Great James Street



2025/0543/P & 2025/0559/L
38 Great James Street, WC1N 2HB
Drawings & Photos

Fig. 2.2. Front elevation of 38 Great James Street



Existing front elevation



Existing front elevation, with demolition shown

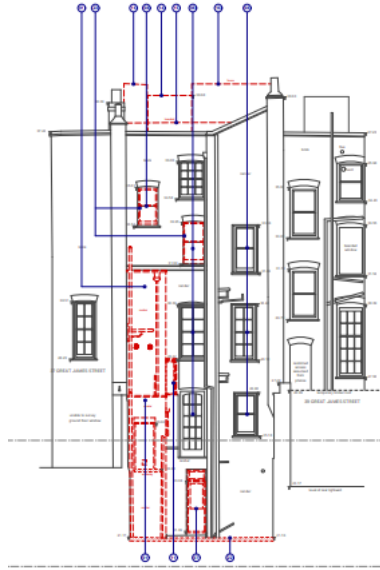


Proposed front elevation, with new dummy pitched roof shown

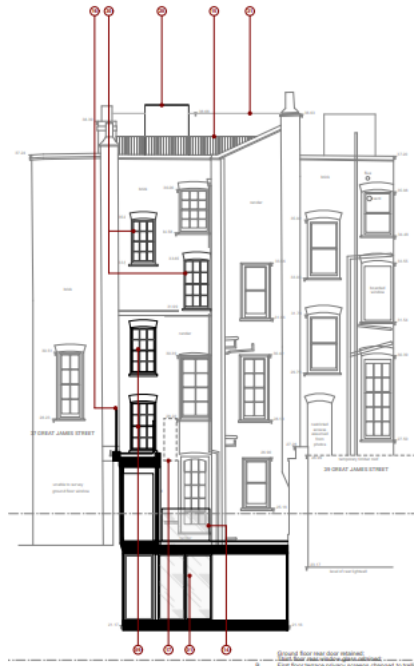
Fig. 2.5. Rear elevation of 38 Great James Street



Rear elevation of main building



Existing rear elevation, with demolition shown



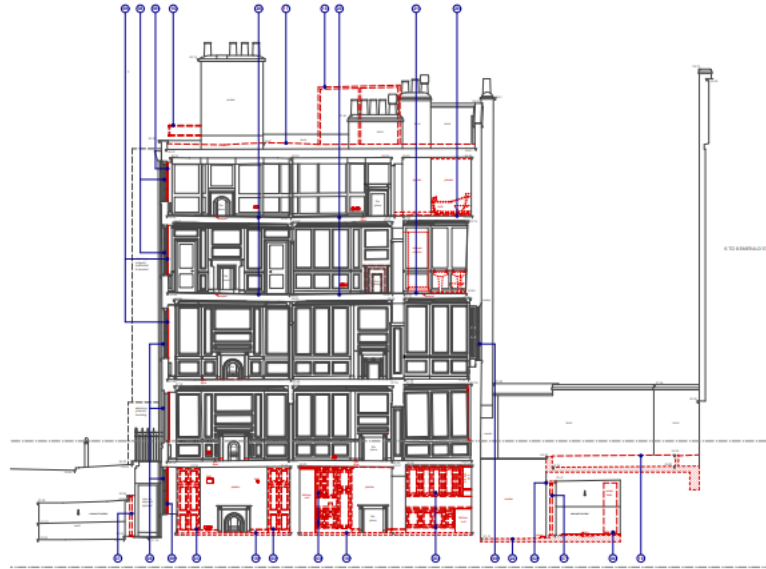
Proposed rear elevation



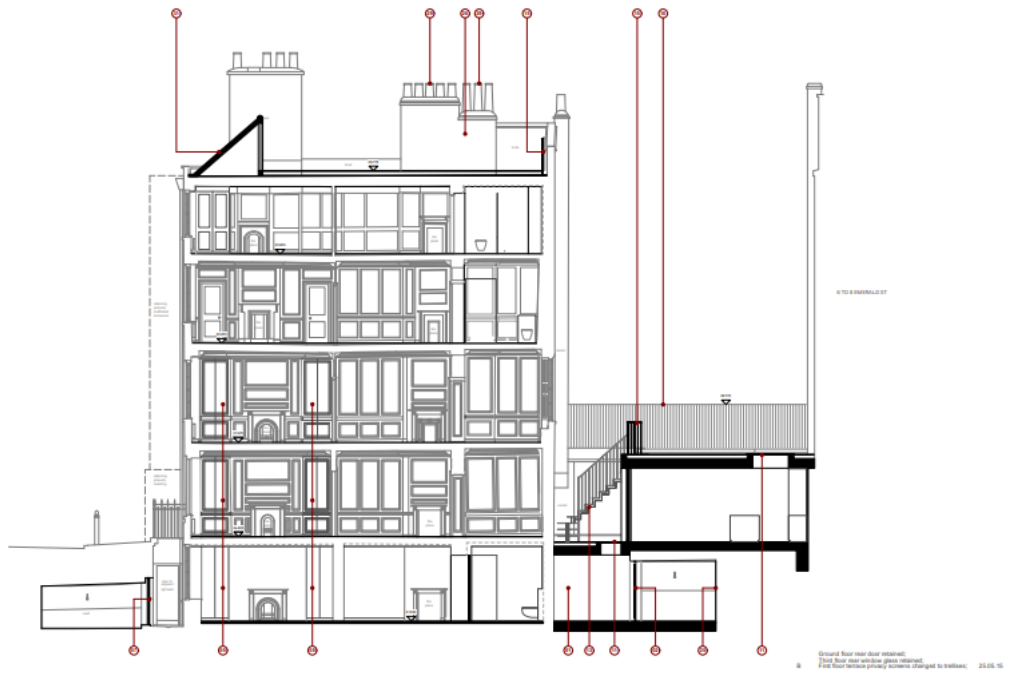
Aerial views – proposed rear extension (upper ground floor with terrace atop would be at rear of sire, abutting the white wall)

Fig. 2.22. View from Fourth Floor to the Ground Floor garden





Existing section with existing lower ground floor rear element (red)



Proposed section with proposed two storey (lower ground and upper ground floors) element shown

Fig. 4.2. Proposed view of the rear elevation

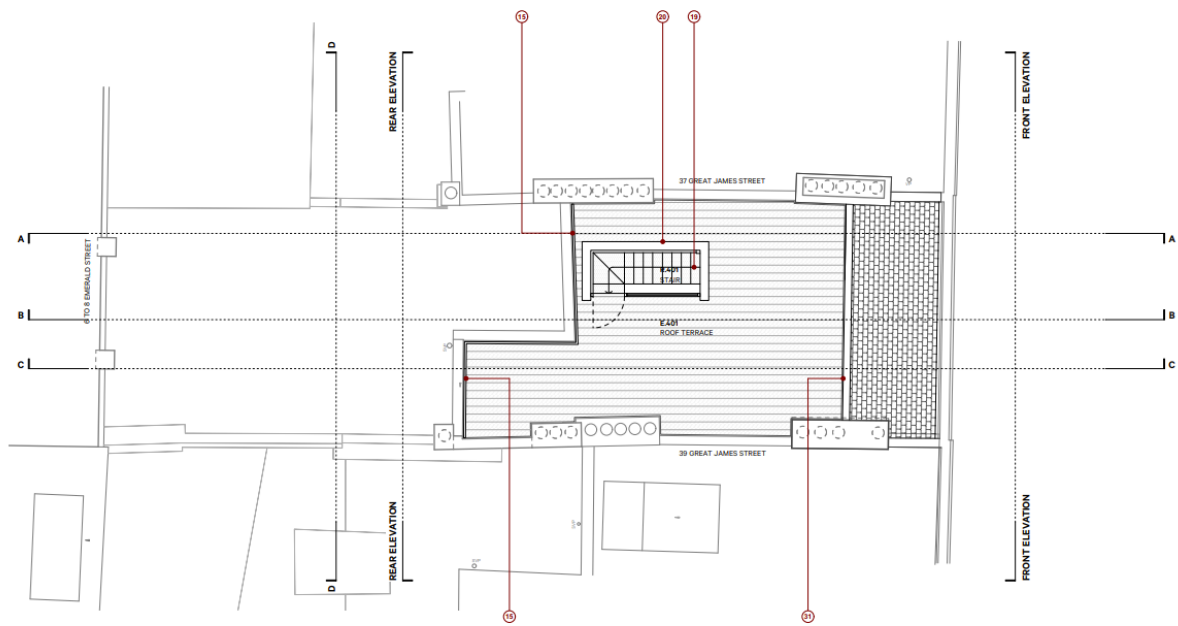


Image from proposed rear extension to proposed rear elevation of main building

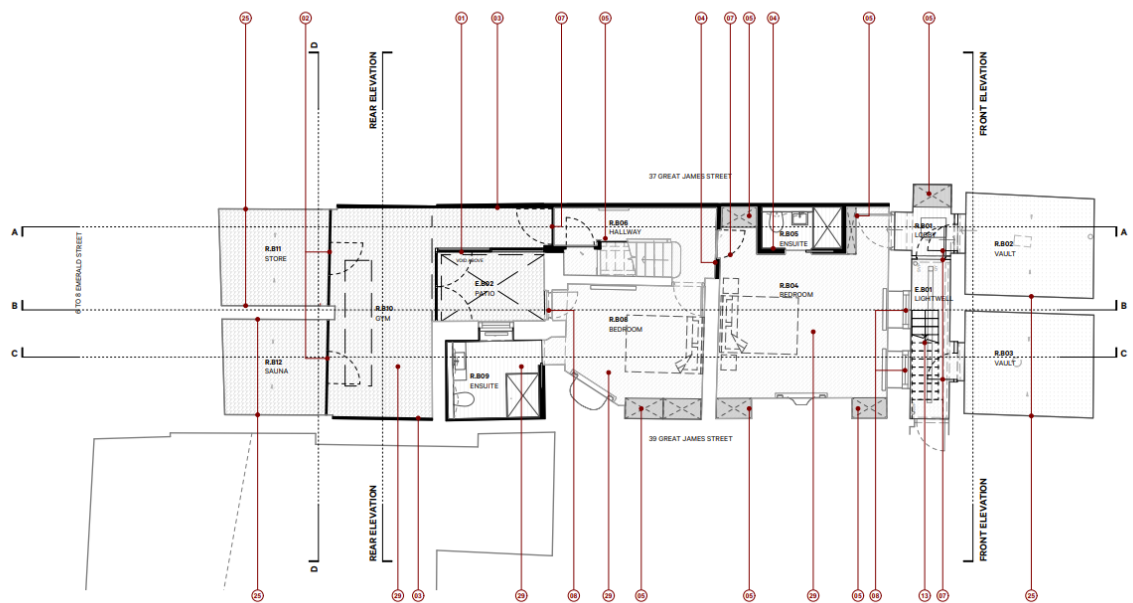
Fig. 4.4. Proposed view towards back of garden



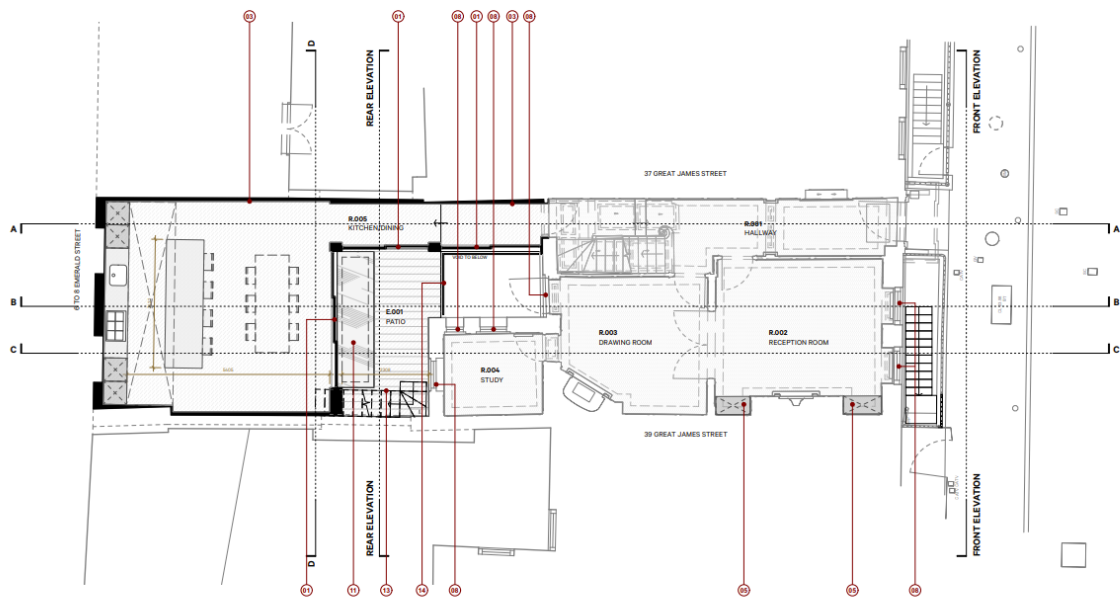
Schematic image of proposed two storey rear extension



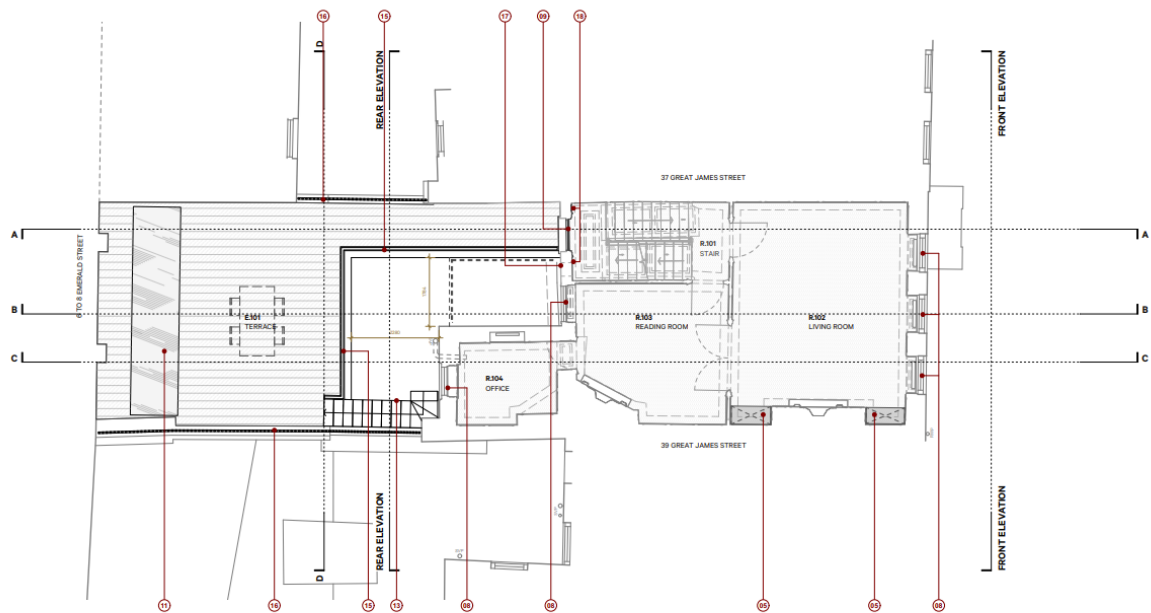
Proposed roof plan with stair enclosure and new dummy pitched roof at front



Proposed lower ground floor plan (with link to vaults at rear)



Proposed upper ground floor (with upper ground floor rear extension)



Proposed 1st floor (with 1st floor terrace at rear)

Delegated Report (Members Briefing)		Analysis sheet	Expiry Date:	07/04/2025
		N/A / attached	Consultation Expiry Date:	11/05/2025
Officer			Application Number(s)	
Adam Greenhalgh			2025/0543/P & 2025/0559/L	
Application Address			Drawing Numbers	
38 Great James Street London WC1N 3HB			<i>Refer to decision notice</i>	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Internal and external works including erection of rear extension with re-provided terrace above, erection of pitched roof enclosure at front of roof, installation of replacement glazing and new rear windows, alterations to front railings, and associated works to grade II listed dwelling.				
Recommendation:	Grant conditional planning permission and listed building consent			
Application Type:	Householder planning application and listed building consent			

Conditions or Reasons for Refusal:	Refer to Decision Notice			
Informatives:				
Consultations				
Summary of consultation:	A site notice was displayed 12/02/2025 (expiring on 08/03/2025) and a press advertisement was published on 20/02/2025 (expiring on 16/03/2025). The application was later readvertised due to changes made to the proposal with a site notice displayed on 16/04/2025 (expiring on 10/05/2025) and a press advertisement published on 17/04/2025 (expiring on 11/05/2025).			
Adjoining Occupiers:	No. of responses	0	No. of objections	0
Summary of consultation responses:	No letters (including objections) were received from any neighbours following statutory consultation.			
Bloomsbury Conservation Area Advisory Committee:	<p>The Bloomsbury Conservation Area Advisory Committee has commented on the application, objecting with the following concerns:</p> <ol style="list-style-type: none">1. Railings and screens are inappropriate and should be set back2. Window replacements may be inappropriate and this should be checked3. Levelling and covering of the floorboards not appropriate to the Listed building4. Removal of fireplaces (and inappropriate replacements) harmful to significance of Listed building5. Removal of doors and widening of opening on ground floor harmful to significance of Listed building6. Joinery associated with new M & E services would obscure historic panelling7. Air source heat pump would potentially be used for air conditioning <p><u>Officer response:</u></p> <ol style="list-style-type: none">1. The initially proposed balustrade at the front of the roof is no longer proposed. The railings and screens at the rear would not harm the setting or the appearance of the Listed building or the Conservation Area. Please see section 3 of this report for further detail with regards to design and conservation.2. Original windows would not be replaced. Those windows to be replaced would be replaced appropriately and subject to conditions.3. Original floorboards would be covered by carpets – not irreplaceably changed.4. Historic fireplaces are now to be retained.5. The planform and historic doors/panelling on the ground floor are now to be retained.6. Details of services are to be secured by condition. Please see section 3 of this report for further detail with regard to design and heritage.7. An air source heat pump is no longer proposed in this application – please see section 1 for information relating to revisions.			

Site Description

The site comprises a 5 storey house arranged over lower ground floor, upper ground, 1st, 2nd, and 3rd floor levels. It features an entirely flat roof with an accessible roof terrace at 4th floor level. The house is part of a well preserved terrace of Listed buildings formed of 14 near identical townhouses all dating back to 1720's. The main building has two rear wings (a main 4 storey rear wing and a non-original 3 storey (incl. lower ground floor) closet wing. To the rear of these is a lower ground lightwell and lower ground floor vaults.

A number of the neighbouring buildings have rear extensions/buildings. These include a lower ground/upper floor rear extension underway at the adjoining site, 39 Great James Street (planning ref. 2016/5824/P amended by 2019/2635/P – see 'Relevant History' below) and a two storey high building at the rear of no. 37 (planning ref. 2021/0257/P – see 'Relevant History' section below).

Relevant History

Application site:

None relevant

37 Great James Street:

2021/0257/P - Change of use of building from office (Class E) to residential (Class C3) to form a self-contained dwelling, plus external alterations to main building and rear 'cottage building' – granted subject to a legal agreement – 25/11/2021

39 Great James Street:

2016/5824/P (amended by 2019/2635/P) - Change of use of lower ground and ground floor from office (Class B1) and upper floor residential (Class C3) to dwelling house (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 subject to a legal agreement – 13/02/2018

Relevant policies

National Planning Policy Framework (2024)

The London Plan (2021)

Camden Local Plan (2017)

- A1 Managing the impact of development
- D1 Design
- D2 Heritage

Camden Planning Guidance:

- CPG – Design (2021)
- CPG – Amenity (2021)
- CPG - Home Improvements (2021)

Bloomsbury Conservation Area Appraisal and Management Strategy 2011

Draft Camden Local Plan

The Council has published a new [Draft Camden Local Plan](#) (incorporating Site Allocations) for consultation (DCLP). The DCLP is a material consideration and can be taken into account in the

determination of planning applications, but has limited weight at this stage. The weight that can be given to it will increase as it progresses towards adoption (anticipated 2026).

Assessment

1. The proposal

1.1. Planning permission and Listed building consent were originally sought for 'Internal and external works including new ground floor extension, provision of air source heat pumps, replacement vacuum glazing and associated works to grade II listed dwelling'. The works included:

- The removal of the modern closet three storey closet wing
- New ground floor rear extension with associated balustrades, privacy screens and access stair;
- Partial infill of the lower ground floor rear courtyard to provide access to the vaults;
- Opening of lower ground floor rear garden vaults;
- Creation of one additional bathroom and bedroom on the 3rd floor through addition of new partitions;
- Replacement of access stair enclosure at 4th floor level roof terrace with replacement decking and balustrades;
- Installation of 2no. Air Source Heat Pumps at 4th floor roof level;
- Minor internal reconfiguration of the interior of the house

Revisions during the course of the application:

1.2. Following receipt of the comment from the Bloomsbury Conservation Area Advisory Committee and their concerns, as well as comments from the Conservation Officer following a visit to the site, the scope of works has been revised to better retain and preserve the significance of the listed building and respond to issues raised. This specifically included:

- Omitting the raised roof terrace balustrade and instead reinstating a front pitched roof form;
- Retention of the surviving historic window units and internal door joinery (omitting the proposed enlargement, infilling, and removal of historic openings);
- Replacement of heating system (including air source heat pump) now omitted;
- Retention of all fireplaces;
- Omitting new applied timber flooring on primary levels; and
- Rationalisation of the planform alterations at lower ground floor and third floor levels

1.3. The proposed works can now be summarised as follows:

- The removal of the 1990s closet wing and addition of a rear infill extension at LGF to GF with 1F level terrace
- Alterations to the roof terrace with new pitched roof to the front elevation (in line with the approved developments next door at No.39), rebuilding of the of 3F-4F access stair and enclosure.
- Replacement non-original windows glazing.
- New lightwell staircase and access gate.
- Internal alterations including, additive partitioning at LGF and 3F to provide an additional bedroom and bathroom, new floor to finishes and inbuilt joinery, upgrading of bathrooms

2. Assessment

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

- Design and conservation
- Residential amenity
- Biodiversity

3. Design and Conservation

- 3.1. The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy D1 'design' 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 and that to protect listed buildings, the Council will resist development that causes harm to its significance or its special architectural and historic interest.
- 3.2. The application site forms part of the Grade II* Listed terrace on the western side of Great James Street, however the subject property itself is individually listed as Grade II Listed on the National Heritage List for England (No. 1113204). It is also located in the Bloomsbury Conservation Area.
- 3.3. The special interest of the building is partly derived from the facades, including its architectural design and elevational hierarchy, as well as to the wider composition of Great James Street. However, the internal plan form and historic fabric are also features of both architectural and historic interest in demonstrating domestic living arrangements from the early eighteenth century.
- 3.4. The four-storey terrace buildings with basements are each three windows wide and were built c.1720-24 for J. Metcalfe. The front entrance door has an architraved doorcase with enriched, carved brackets carrying hoods with panelled soffits, and multi panelled door. Window openings have red segmental arched heads and dressings to flush framed sash windows. The front elevation of the subject terrace house is in brown stock brick and has front boundary cast-iron railing with torch flambe finials.
- 3.5. Interiors feature a largely intact planform; original panelling; both original and character appropriate fireplaces; and staircases with twisted balusters, column newels and carved brackets to treads.
- 3.6. The works for which planning permission and listed building consent are now assessed on design and heritage grounds as follows:
- Rear additions and alterations:
- 3.7. The proposed closet wing to be removed dates from the 1990s and so its removal will not impact on historic fabric or the significance of the building. The original timber access door at ground floor into this existing structure will be retained and unaltered.
- 3.8. The proposed large rear extension would infill the existing lower ground floor courtyard and incorporate the rear vaults with a small internal lightwell retained adjacent to the historic closet wing. At ground floor level, the extension would be full width and be separated from the main house by a patio and lightwell. The extension would have a contemporary appearance, featuring extensive glazing and a large timber roof terrace above. Although there is a proposed terrace to the roof of the extension, it would effectively be re-providing the existing terrace/courtyard space to the roof of the rear vaults, just raised at a slightly higher level.
- 3.9. This proposed extension would not be dissimilar to other structures on the Grade II* properties along the rest of the terrace, and the scale and design of the extension would align and be in keeping with the neighbouring rear extensions. The extension would be separated from the main bulk of the listed host building and would be further delineated as a contemporary addition by its design and materiality. As such, the extension would therefore read as separate and subordinate to the main dwelling and would not harm the special character or layout of the host building.

Roof Terrace:

3.10. In line with the approved scheme next door at No.39 (2016/6155/L), a front sloped roof form will be reinstated behind the front Great James Street facing parapet. This would introduce a traditional feature that has been lost and it would enhance the streetscape setting and uniformity of the Great James Street western terrace. The proposed metal balustrades to the rear parapet are considered not to harm the listed building, nor the character and appearance of the conservation area.

3.11. The rebuilding of the modern stair enclosure would only impact modern fabric. Final details regarding its materiality and how it will connect with the internal stair are to be secured by a condition.

Windows:

3.12. There are no objections from a heritage point of view to the replacement of the existing windows (installed in the 1990s) with more thermally efficient glass. The new 6-over-6 sash units would be timber framed and have ovolo glazing bar profiles. The final details of the new glazing will be confirmed through condition. It is noted that the DAS specifies "Fineo acoustic vacuum glass," and this would potentially not be acceptable given the adverse visual qualities (dots/pillars and reflectivity) that would harm both the external and internal visual qualities of the listed building, though a monolaminated glazing alternative would be of no concern. A condition is recommended that would secure details of the glass.

3.13. The identified original windows that retain their historic glass will be retained and unaltered (third floor rear bedroom and lower ground floor closet wing side).

Front lightwell:

3.14. The existing railings to this specific site are not original historic fabric. The proposed cutting of the balustrades to create a gate with new lightwell access stair would therefore not remove historic fabric and so can be accepted. There are other lightwell stairs elsewhere along the terrace so this feature would not be out of character with the host property, surrounding properties, or wider conservation area.

Internal alterations:

3.15. As revised, the proposed works are now considered to preserve the significant architectural features, fittings and planform of the building. Specifically, the retention of the fireplaces and door joinery.

3.16. The proposed new bathrooms have been located where they could be connected into existing servicing with minimal harm posed to historic fabric. Details of the new bathrooms and the treatment of historic fabric are to be secured by a condition.

Conclusion on effects on the merits of the Listed building and the Conservation Area:

3.17. Following the revisions to the scheme, including the removal of front balustrading on the roof and retention of internal historic fabric (such as timber floorboards), it is considered that the proposed rear extensions and building alterations would not cause harm to the listed building and would preserve the character and appearance of the Bloomsbury Conservation Area and the setting of the wider Great James Street listed terrace. The works are therefore appropriate from a heritage and conservation perspective and can be supported, subject to the conditions outlined throughout this report.

4. Residential Amenity

4.1. Policy A1 'Managing the impact of development' of the Local Plan seeks to protect the amenity of

Camden's residents by ensuring the impact of development is fully considered. Policy A1 also seeks to ensure that development protects the quality of life of occupiers and neighbours by stating that the Council will only grant permission for development that would not harm the amenity of neighbouring residents.

- 4.2. The main area of concern as regards the amenity of neighbouring occupiers relates to the proposed upper ground floor extension at the rear of the site, and its roof terrace and screens on the boundary walls. The extension would result in a two storey addition at the rear of the site with a terrace above – though, as detailed in the previous section, this terrace would effectively be the same footprint as the existing courtyard above the rear vaults, though would be raised slightly to a higher level. It is also worth noting that there are two storey buildings at the rear of neighbouring sites, such as at no. 37 immediately to the north, and under construction at no. 39 immediately to the south (planning ref. 2016/5824/P (amended by 2019/2635/P)).
- 4.3. The roof of the two storey extension would provide a roof terrace with stairs from an upper ground floor patio. The two storey rear extension would be sited alongside the 'two storey kitchen cottage' at no. 37 Great James Street (see 2021/0257/P in 'Planning History' above). The terrace would have 1.7m high slatted timber privacy screens on the boundary walls with the two neighbouring properties, which would ensure that there would be no direct overlooking and harmful impacts to neighbouring amenity.



- 4.4. The rear extension and the timber screen would result in a degree of loss of natural light (sunlight and daylight) from the rear patio at no. 37 and there would be some impacts on the outlook from the rear two storey 'kitchen cottage' and windows on the rear of the main building. However, given the existing situation, with the wall along this boundary and existing tall buildings to the rear (east) and side (south), the additional 1.7m high slatted screen is not considered likely to result in a significant difference in the living conditions within the rear rooms of the main building, from the two storey rear 'kitchen cottage', or on the rear patio. The impact on outlook and light would not be considered to be significant and as such would be acceptable.

4.5. On the other side (alongside no. 39) the proposed upper ground floor addition at the rear of the site would sit alongside the rear external amenity space and a two storey rear extension which is under construction at this site (see 2016/5824/P under 'Planning History' above).



4.6. The rear extension and additional 1.7m high timber screen thereto, on the boundary with no. 39, would result in a degree of loss of light and outlook from the external space at the rear of this site, and the windows at the rear of the building, and its two storey rear extension. However, as with the neighbouring property to the other side, the existing situation of the raised boundary wall and the height of the buildings to the rear (east) and side (south), would mean that the proposed rear extension, its roof terrace, and timber screening on the boundary would be considered not to result in a significant impact to the light, privacy, or outlook of the occupiers at 39 Great James Street.

Conclusion on the effects on the amenity of neighbouring occupiers:

4.7. Due to the context of the application site and surrounding area, the nature of the existing boundary walls and the proposed screens thereto, it is considered that the proposed rear extension with terrace would not result in significant impacts to amenity, including in terms of overlooking, loss of light, or overbearing effects at any neighbouring sites. The nature of the other proposed works such as the pitched roof addition and window alterations is such that they would have no significant impacts to amenity.

5. Biodiversity

5.1. It is noted that the Biodiversity Net Gain (BNG) requirement came into effect for major applications on 12th February 2024, and for small sites on 2nd April 2024. However, there are a number of statutory exemptions and transitional arrangements which mean that the BNG condition does not always apply. These are summarised by way of an informative attached to this decision.

5.2. The proposed works would be exempt from the BNG requirement as the application is a Householder Application.

5.3. It is also worth noting that the proposal would not result in the loss of any significant trees, planting, or habitats. Where the extension is proposed to the rear garden, it would be constructed over hard landscaping and would not involve the loss of any green space or biodiversity.

6. RECOMMENDATION

6.1. Grant planning permission and Listed building consent subject to conditions

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday June 2nd, 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 and search for 'Members Briefing'

Application ref: 2025/0543/P
Contact: Adam Greenhalgh
Tel: 020 7974 6341
Email: Adam.Greenhalgh@camden.gov.uk
Date: 27 May 2025

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE
Phone: 020 7974 4444
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The Heritage Practice Ltd.
10 Bloomsbury Way
London
WC1A 2SL
United Kingdom

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
38 Great James Street
London
WC1N 3HB

Proposal:

Internal and external works including erection of rear extension with re-provided terrace above, erection of pitched roof enclosure at front of roof, installation of replacement glazing and new rear windows, alterations to front railings, and associated works to grade II listed dwelling.

Drawing Nos:

Drawings: Site Location Plan 01-100, 02-199 B, 02-200 B, 02-201 B, 02-202 B, 02-203 B, 02-204 B, 03-200 B, 03-201 B, 03-202 B, 03-203 B, 04-200 B, 02-299 B, 02-300 B, 02-301 B, 02-302 B, 02-303 B, 02-304 B, 03-300 B, 03-301 B, 03-302 B, 03-303 B, 04-300 B.

Documents: Design & Access Statement (NAME) Revision A - 15th May 2025, Heritage Appraisal (The Heritage Practice) - February 2025, Heritage Appraisal Addendum (The Heritage Practice) - May 2025.

The Council has considered your application and decided to grant permission subject to the following condition(s):

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 documents and drawings:

Site Location Plan 01-100

02-199 B, 02-200 B, 02-201 B, 02-202 B, 02-203 B, 02-204 B, 03-200 B, 03-201 B, 03-202 B, 03-203 B, 04-200 B

02-299 B, 02-300 B, 02-301 B, 02-302 B, 02-303 B, 02-304 B, 03-300 B, 03-301 B, 03-302 B, 03-303 B, 04-300 B

Design & Access Statement (NAME) Revision A - 15th May 2025
Heritage Appraisal (The Heritage Practice) - February 2025
Heritage Appraisal Addendum (The Heritage Practice) - May 2025

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 policies D1 and D2 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) 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 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

- 5 The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 ("1990 Act") is that planning permission granted in England is subject to the condition ("the biodiversity gain condition") that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The local planning authority (LPA) that would approve any Biodiversity Gain Plan (BGP) (if required) is London Borough of Camden.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are summarised below.

Based on the information available, this will not require the approval of a BGP before development is begun because it is a Householder Application.

Summary of statutory exemptions for biodiversity gain condition:

1. The planning application was made before 12 February 2024.
2. The planning permission is retrospective.
3. The planning permission was granted under section 73 of the Town and Country Planning Act 1990 and the original (parent) planning permission was made or granted before 12 February 2024.
4. The permission is exempt because:
 - It is not "major development" and the application was made or granted before 2 April 2024, or planning permission is granted under section 73 and the original (parent) permission was made or granted before 2 April 2024.
 - It is below the de minimis threshold (because it does not impact an onsite priority habitat AND impacts less than 25 square metres of onsite habitat with biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat).
 - The application is a Householder Application.
 - It is for development of a "Biodiversity Gain Site".

- It is Self and Custom Build Development (for no more than 9 dwellings on a site no larger than 0.5 hectares and consists exclusively of dwellings which are Self-Build or Custom Housebuilding).
- It forms part of, or is ancillary to, the high-speed railway transport network (High Speed 2).

6 Irreplaceable habitat:

If the onsite habitat includes Irreplaceable Habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements. In addition to information about minimising adverse impacts on the habitat, the BGP must include information on compensation for any impact on the biodiversity of the irreplaceable habitat. The LPA can only approve a BGP if satisfied that the impact on the irreplaceable habitat is minimised and appropriate arrangements have been made for compensating for any impact which do not include the use of biodiversity credits.

The effect of section 73(2D) of the Town and Country Planning Act 1990:

If planning permission is granted under section 73, and a BGP was approved in relation to the previous planning permission ("the earlier BGP"), the earlier BGP may be regarded as approved for the purpose of discharging the biodiversity gain condition on this permission. It will be regarded as approved if the conditions attached (and so the permission granted) do not affect the post-development value of the onsite habitat, or any arrangements made to compensate irreplaceable habitat, as specified in the earlier BGP.

Phased development:

In the case of phased development, the BGP will be required to be submitted to and approved by the LPA before development can begin (the overall plan), and before each phase of development can begin (phase plans). The modifications in respect of the biodiversity gain condition in phased development are set out in Part 2 of the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

You can find advice about your rights of appeal at:

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

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

Chief Planning Officer

Application ref: 2025/0559/L
Contact: Adam Greenhalgh
Tel: 020 7974 6341
Email: Adam.Greenhalgh@camden.gov.uk
Date: 27 May 2025

Development Management
Regeneration and Planning
London Borough of Camden
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Judd Street
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Phone: 020 7974 4444
planning@camden.gov.uk
www.camden.gov.uk

The Heritage Practice Ltd.
10 Bloomsbury Way
London
WC1A 2SL
United Kingdom

DRAFT

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
38 Great James Street
London
WC1N 3HB

DECISION

Proposal:

Internal and external works including erection of rear extension with re-provided terrace above, erection of pitched roof enclosure at front of roof, installation of replacement glazing and new rear windows, alterations to the front railings, and associated works to grade II listed dwelling.

Drawing Nos:

Drawings: Site Location Plan 01-100, 02-199 B, 02-200 B, 02-201 B, 02-202 B, 02-203 B, 02-204 B, 03-200 B, 03-201 B, 03-202 B, 03-203 B, 04-200 B, 02-299 B, 02-300 B, 02-301 B, 02-302 B, 02-303 B, 02-304 B, 03-300 B, 03-301 B, 03-302 B, 03-303 B, 04-300 B.

Documents: Design & Access Statement (NAME) Revision A - 15th May 2025, Heritage Appraisal (The Heritage Practice) - February 2025, Heritage Appraisal Addendum (The Heritage Practice) - May 2025.

The Council has considered your application and decided to grant subject to the following condition(s):

Conditions And Reasons:

- 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 documents and drawings:

Site Location Plan 01-100

02-199 B, 02-200 B, 02-201 B, 02-202 B, 02-203 B, 02-204 B, 03-200 B, 03-201 B, 03-202 B, 03-203 B, 04-200 B

02-299 B, 02-300 B, 02-301 B, 02-302 B, 02-303 B, 02-304 B, 03-300 B, 03-301 B, 03-302 B, 03-303 B, 04-300 B

Design & Access Statement (NAME) Revision A - 15th May 2025
Heritage Appraisal (The Heritage Practice) - February 2025
Heritage Appraisal Addendum (The Heritage Practice) - May 2025

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

- 3 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the Council before the relevant part of the work is begun. The development shall be undertaken in accordance with the approved details, which shall be permanently retained thereafter.
 - a) Plan, elevation and section drawings for all window joinery alterations at a scale of 1:10 with typical glazing bar details at 1:1.
 - b) Plan, elevation and section drawings of all new doors at a scale of 1:10 with typical moulding and architrave details at a scale of 1:1.
 - c) Samples and manufacturer's details of all new external facing materials, including natural Welsh roof slates.
 - d) Sections at 1:10, showing the retained and protected original floorboards, with proposed threshold levels of new applied flooring - with no skirting or doors to be cut or trimmed. Manufacturer's details and specifications of all proposed new flooring finishes.
 - e) Elevations showing the detailed design of bathrooms, demonstrating how the sanitary wear and any water proofing would relate to existing retained plaster and panelling, and how services would integrate into the building.
 - f) Detail drawings to be provided showing the design and detail of the proposed new front lightwell gate and staircase.
 - g) Plan, elevation and section drawings at a scale of 1:10 of the new 3F-to-Roof staircase (including mule post, banisters and handrail) and associated enclosure.
 - h) Plan, elevation, and section drawings at a scale of 1:10 of all new inbuilt joinery - shown to sit independently to the historic panelling and/or plaster and scribed around skirting, and railings.

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

- 4 All existing joinery, panelling and plasterwork including doors, cornices, architraves, skirting, floorboards, balustrades and fireplaces, shall be retained and repaired to match the original work, unless otherwise shown on the drawings hereby approved.

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

- 5 Prior to commencement of relevant works, Reflected Ceiling Plans of the proposed lighting scheme to be provided, demonstrating no new recessed downlights are to be installed in the host building. The development shall be undertaken in accordance with the approved details, which shall be permanently retained thereafter.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the London Borough of 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 the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Chief Planning Officer