

<b>Delegated Report</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	15/08/2013
		N/A / attached	<b>Consultation Expiry Date:</b>	25/07/2013
<b>Officer</b>		<b>Application Number(s)</b>		
Victoria Pound		2013/3440/P 2013/3575/L		
<b>Application Address</b>		<b>Drawing Numbers</b>		
11 New Square LONDON WC2A 3QB		See decision letter.		
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>				
Replacement of existing covering of main roof and pitched stairwell roofs, replacement of existing roof light to pitched stairwell roof and existing 2 x stairwell doors and associated repair works in connection with offices (Class B1a).				
<b>Recommendation(s):</b>		Grant planning permission Grant listed building consent.		
<b>Application Type:</b>		Full Planning Permission Listed building consent		

<b>Conditions or Reasons for Refusal:</b>	<b>Refer to Draft Decision Notice</b>					
<b>Informatives:</b>						
<b>Consultations</b>						
<b>Adjoining Occupiers:</b>	No. notified	<b>00</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
			No. electronic	<b>00</b>		
<b>Summary of consultation responses:</b>	Press and site notices – no responses received. English Heritage – Flexible authorisation received.					
<b>CAAC/Local groups* comments:</b> *Please Specify	Bloomsbury CAAC – no objection.					

## Site Description

Grade II\* listed building, one of a group of 11 chambers dating from c. 1690-97 by Nicholas Barbon. Top storeys added in the C18. The buildings lie within the Lincoln's Inn legal precinct sub-area of the Bloomsbury CA.

## Relevant History

Various; none directly relevant to this application.

## Relevant policies

### LDF Core Strategy and Development Policies

**CS14**

**DP25**

## Assessment

Various works of alteration are proposed at roof level:

- Replace the existing flat roof covering (between the front and rear M roof slopes);
- Replace non original rooflight over the southern stairwell roof;
- Replacement of rooftop stair access doors.

All works will be undertaken at roof level, to areas which are not original, or which have been altered significantly, within the area of flat roof which is positioned within the centre of the plan (concealed behind pitched front and rear roof slopes) and to the roof access hatch coverings, which are also generally concealed behind the pitched roofs to the front and rear.

It is proposed to remove the non-original asphalt covering, replace the flat roof area covering with new insulation, a liquid membrane, then clay tiling. On the pitched areas, only a new liquid membrane will be applied.

The access doors will be replaced in facsimile. The materials and detailed design of the replacement roof light are considered to be acceptable.

The works will not have an impact on any historic fabric, and the materials and finish of the new doors, window and roof covering are considered to be acceptable as they will not have a detrimental physical or visual impact upon the building. The special interest of the building is preserved, in line with local and national policies and guidance. Approval is therefore recommended.