

<b>Delegated Report</b>		Analysis sheet		Expiry Date:		25/03/2013	
		N/A / attached		Consultation Expiry Date:		7/3/13	
<b>Officer</b> Alan Wito				<b>Application Number(s)</b> 2013/0511/L			
<b>Application Address</b> 2 New Square London WC2A 3RS				<b>Drawing Numbers</b>  See decision notice			
<b>PO 3/4</b>		<b>Area Team Signature</b>		<b>C&amp;UD</b>		<b>Authorised Officer Signature</b>	
GB 2/03				GB 2/03			
<b>Proposal(s)</b>							
Details pursuant to condition 3 (submission of 1:1 section drawings showing the build up of the floor and its physical and visual relationship with the existing fireplace) of planning permission 2012/4262/L dated 09/10/2012 (Creation of an opening and door from the north side of internal entrance corridor into the reception room in ground floor north of 2 New Square and insertion of a raised floor in the reception room in association with the refurbishment of the building).							
<b>Recommendation(s):</b>		<b>Grant</b>					
<b>Application Type:</b>		<b>Approval of Details (Listed Building)</b>					
<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	00	No. of responses	00	No. of objections	00
				No. electronic	00		
<b>Summary of consultation responses:</b>		<p>A site notice was put up outside of the property from 6/2/13 to 27/2/13 and a press notice published on 14/2/13 but no responses were received as a result of this.</p> <p>English Heritage was notified of the application and a letter was received back stating that it was not considered necessary to consult them for this application.</p>					
<b>CAAC/Local groups* comments:</b> *Please Specify		N/A					

## Site Description

The site comprises a four-storey plus basement building, located on the east side of New Square. It lies within a group of three buildings that are fairly homogenous in their design. It was built between 1693 and 1697 and was built speculatively as chambers to be let to barristers. The interior does not date from the 17<sup>th</sup> century as the building was gutted by fire in 1849 and rebuilt.

The site is grade II\* listed and also lies within the Bloomsbury Conservation Area. The listing is primarily due to its importance in the overall setting of Lincoln's Inn. The basic layout replicates the historic chambers layout and is considered to contribute to the special interest.

## Relevant History

**24/05/1973**-Listed Building Consent **granted** for alterations to the staircase enclosure at 2 New Square (Ref: HB/562)

**24/02/1978**- Listed Building Consent **granted** for internal alterations to 1st floor office accommodation. (Ref: HB/1819)

**13/07/1989**- Listed Building Consent **granted** for general refurbishment including: (i) Removal of existing subdivision between present; (ii) typists and senior clerks rooms (ii) Subdivision of present barristers rooms adjoining reception into library and typists and clerks office; (iii) Removal of glazed partition. (Ref: 8970039)

**20/10/2010**- Listed Building Consent **granted** for works at roof level including the renewal of asphalt to flat roof areas and new slate roof to 2 New Square, replacement of slates at 3 New Square, installation of new plain tiles at 17 and 20 Old Buildings and rooflights at 20 Old Buildings. (Ref: 2007/1623/L)

**09/08/2012** – Planning Permission and Listed Building Consent **granted** for internal and external alterations comprising installation of internal lift, new services, plant at roof top level at the rear and an external wheelchair lift to the front of the building in association to refurbishment of the building (refs: 2012/2264/P and 2034/L).

**09/10/2012** - Listed Building Consent **granted** for the creation of an opening and door from the north side of internal entrance corridor into the reception room in ground floor north of 2 New Square and insertion of a raised floor in the reception room in association with the refurbishment of the building (ref: 2012/4262/L)

## Relevant policies

### LDF Core Strategy and Development Policies

**CS14** (Promoting high quality places and conserving our heritage)

**DP25** (Conserving Camden's heritage)

**National Planning Policy Framework 2012**

## Assessment

Condition 3 required:

*"Notwithstanding the approved drawings, detailed drawings, 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:*

- a) Typical section at 1:1 showing the build up of the floor and its physical and visual relationship with the existing fireplace."*

The purpose of the condition was to check the relationship of the new floor against the existing fireplace. As shown on the approved plans the new flooring would have covered over the hearth and the base of the fire surround.

The submitted drawings shown that the new flooring would be pulled back from the fireplace which would leave the fireplace and hearth fully exposed. The rectangular form and symmetrical arrangement with the fireplace creates a feature which would read as part of the composition of the fireplace (similar to a hearth) and would not detract from its appearance.

The submitted drawings satisfy the requirements of the condition and preserve the special interest of the building, therefore it is recommended that the condition is approved.

