

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>	15/03/2013	
		N/A / attached		<b>Consultation Expiry Date:</b>	1) 21/2/13 2) 28/2/13	
<b>Officer</b>			<b>Application Number(s)</b>			
Alan Wito			1) 2013/0368/P 2) 2012/6820/L			
<b>Application Address</b>			<b>Drawing Numbers</b>			
6-7 New Square London WC2A 3QS			See decision notice			
<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 slate pitched roof and existing felt covered roof covering. Replacement of existing rooflights, lantern lights and dormer windows.						
<b>Recommendation(s):</b>		1) Grant Planning Permission 2) Grant Listed Building Consent				
<b>Application Type:</b>	Full Planning Permission					
<b>Conditions or Reasons for Refusal:</b>	Refer to Draft Decision Notice					
<b>Informatives:</b>						
<b>Consultations</b>						
<b>Adjoining Occupiers:</b>	No. notified	<b>20</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
			No. electronic	<b>00</b>		
<b>Summary of consultation responses:</b>	For both applications site notices were put up outside of the property on 25/1/13 and 30/1/13 and press notices published on 31/1/13 and 7/2/13. No responses have been received.  English Heritage was notified of the application and a letter was received back authorising the council to determine the application as is seen fit.					
<b>CAAC/Local groups* comments:</b> *Please Specify	Bloomsbury CAAC was notified of the application and responding stating that the application "sounds very positive".					

## Site Description

The building dates from circa 1690-97 by Dr Nicholas Barbon. It forms part of New Square which was designed to be barristers' chambers. It is four storeys in height above a basement. The façade is constructed from stock brick and features typical details from the period such as sash windows flush with the outer face of the building and ornate door cases.

It is grade II\* listed and lies within Bloomsbury Conservation Area.

## Relevant History

Planning permission and listed building consent were granted on 7/9/98 at 6 New Square for internal and external alterations including the introduction of a lift shaft between basement and 5th floor level, a new staircase from ground to basement level, the introduction of dormer windows within the rear roof plane, and the removal of lower ground floor outbuildings (refs: PS9804263R1 and LS9804264R1).

Planning permission and listed building consent were granted on 20/1/88 at 7 New Square for internal and external alterations at second, third and roof level including the infilling of the central valley between existing ridges (refs: 8703635 and 8770173).

## Relevant policies

### LDF Core Strategy and Development Policies

CS1 - Distribution of growth

CS5 - Managing the impact of growth and development

CS14 - Promoting high quality places and conserving our heritage

DP24 - Securing high quality design

DP25 - Conserving Camden's heritage

DP26 - Managing the impact of development on occupiers and neighbours

**Camden Planning Guidance 2011**

**Bloomsbury Conservation Area Statement**

**National Planning Policy Framework**

## Assessment

The works shown on the drawings are confined to the roof of the building. It is proposed to re-cover the roof with natural Welsh slate to match the existing. The existing flat areas of roof will be re-covered in lead to replace the felt. Gutters and flashing details will all be replaced with appropriate materials. The roof has undergone alterations in the past and the existing slates do not appear to be original and could well date from the 1980s or 1990s when previous works were done to this part of the building.

On the flat roof the existing non original dome rooflights will be replaced with new flat rooflights which would be 60mm lower than the existing and would therefore offer a slight improvement to the appearance of the building. On the pitched roof slopes the existing non original rooflights will be replaced with flush conservation rooflights of the same size.

Over the main staircase to the modern lantern rooflight will be replaced with a flush conservation rooflight.

Two non original dormer windows faced into the valley of the roof and are not visible from the wider public realm. It is proposed to replace the windows in these with aluminium windows which will match the existing. Given the minimal impact of these works no objection is raised.

The special interest of the listed building and the character and appearance of Bloomsbury Conservation Area would be preserved by the works and therefore it is recommended that both planning permission and listed building consent are granted.