

Delegated Report		Analysis sheet		Expiry Date:		30/08/2012	
		N/A / attached		Consultation Expiry Date:		9/8/12	
Officer				Application Number(s)			
Alan Wito				2012/3318/L			
Application Address				Drawing Numbers			
4 New Square Lincoln's Inn London WC2A 3RJ				See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Internal alterations including refurbishment of the existing entrance hallway and reception area at ground floor level, refurbishment of the existing bathrooms/kitchens at all levels (Class B1a).							
Recommendation(s):		Grant					
Application Type:		Listed Building Consent					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	00	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		<p>A site notice was put up outside of the property from 13/7/12 to 3/8/12 and a press notice published on 19/7/12 with responses due by 9/8/12. No responses were received as a result of this.</p> <p>As the building is grade II* listed English Heritage was notified of the application. A letter was received stating that if the council was minded to approve the scheme conditions should be attached. The two conditions have been attached to the consent.</p>					
CAAC/Local groups* comments: *Please Specify		N/A					

Site Description

The building dates from circa 1690-97 by Dr Nicholas Barbon. It forms part of New Square (and is laterally connected to 5 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

Listed building consent was granted on 14/01/03 for internal alterations (ref: LSX0005448).

Planning permission and listed building consent were granted on 26/6/00 for the installation of a disabled access lift platform from pavement to lower ground and ground floor levels at No.4 New Square entrance to the building (refs: PS9904567 and LS9904568).

Planning permission and listed building consent were granted on 7/9/98 for the provision of accommodation in roof space by infilling various voids and introduction of dormer windows at rear of No.4 to match existing at No.5; formation of lift shaft; restoration of existing dormer windows at front of No.4 (refs: PS9804265R1 and LS9804266R1).

Relevant policies

LDF Core Strategy and Development Policies

Policy CS14 – Promoting high quality places and conserving our heritage

Policy DP25 – Conserving Camden's heritage

National Planning Policy Framework

Assessment

The interior of the building has a mostly modern feel which appears to date from the works approved in the late 1990s. The works proposed essentially are to modern elements of the interior with surviving features being retained.

Basement

At this level the works are minor involving alterations to modern features/walls and the refurbishments of toilet areas.

Ground floor

This is the level where the most significant alterations are proposed. In the entrance hall it is proposed to clad the walls in panelling. There is a variety of types of panelling in other entrance halls around the square and it is clear that the existing plasterwork and cornice is non original so no objection is raised to this element. It is proposed also to insert glass doors to create an entrance lobby. These have been designed as minimal frameless glass doors which will maintain the sense of openness in the hallway. As the panelling will be new no historic fabric would be altered.

A new kitchen would replace on the offices on the ground floor. An inspection of this area revealed no features of interest. Services would be run up from the kitchen below.

The new toilets and shower room are in the rear block which is an area of limited interest. Again services will be run from the rooms below.

First, second, third and fourth floors

The changes on these levels involve re-ordering non original partitions within service areas. No original features are affected.

Recommendation

The proposed works preserve the special interest of the listed building and therefore it is recommended that consent is granted.