

Delegated Report		Analysis sheet		Expiry Date:		10/10/2011	
		N/A / attached		Consultation Expiry Date:		29/09/2011	
Officer				Application Number(s)			
Charles Rose				2011/4300/L			
Application Address				Drawing Numbers			
7-8 Grays Inn Square London WC1R 5AZ				Refer to decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Internal and external alterations to include the creation of a new structural opening, the installation of a new wet heating system with boiler flue to discharge into lightwell and pipe work recessed below floorboard, new lighfittings, relocation of existing WC and any associated works to offices (Class B1a).							
Recommendation(s):		Grant listed building consent					
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:		Press and Site notice: no response English Heritage: Local Authority authorised to determine application as they think fit.					
CAAC/Local groups* comments: <small>*Please Specify</small>		n/a					

Site Description

Two ground floor units (7 east/8 west Grays Inn Square and 8 east Grays Inn Square) which form part of terraced chambers forming the north end of Gray's Inn Square. c1676, restored (owing to war damage) c1950. Grade II* listed and within the Bloomsbury Conservation Area.

Relevant History

07/07/2011 WITHDRAWN - Internal alterations including the making of a new structural opening and a suspended ceiling. (ref: 2011/1544/L)

Reason:

- Opening up between the two chambers will alter the provisions of the rear room and also the panelling to one corner;
- Dividing the small room to the front will alter the provisions of the room and a new entrance will be required, affecting the panelling;
- Suspended ceilings not suitable.

Relevant policies

LDF Core Strategy and Development Policies

CS14 and DP25

Assessment

Consent is sought for internal alterations to include the creation of a new structural opening between 7 east/8 west Grays Inn Square and 8 east Grays Inn Square to join the independent units to be let by a single tenant. Associated refurbishment works include the installation of a new wet heating system with boiler flue to discharge into lightwell and pipe work recessed below floorboards; new light fittings and; relocation of existing WC.

The proposal seeks to address concerns of a similar scheme which was withdrawn July 2011.

Following the previous application the applicants have been structurally able to create an opening through a cupboard without disturbing original rooms. This would discretely link the separate chambers without harm to the special interest of the building.

The associated office refurbishment would not harm the special interest of the buildings interior. The new pipe work would be concealed beneath the floor; the previous suspended ceilings have been omitted and the appropriate light fittings installed. The relocation of the Wc's would improve the original layout of the chambers. The applicants intend to conceal the data and power conduits behind existing or within replacement skirting. No details have been provided. This element of the refurbishment will be dealt with by way of condition.

The proposed works would preserve the special interest of the grade II* listed chambers in compliance with policies CS14 and DP25 and as such the application is recommended for approval.

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