

Mr Matt Richards
Savills
Landsdowne House
57 Barkeley Square
London
W1J 6ER

Application Ref: **2010/0793/L**
Please ask for: **Jonathan Markwell**
Telephone: 020 7974 **2717**

19 April 2010

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990
Planning (Listed Buildings and Conservation Areas) Regulations 1990

Listed Building Consent Granted

Address:
**10 South Square and the Hall,
South Square,
Gray's Inn
London
WC1R 5ET**

Proposal:

External and internal alterations including installation of disabled lift and food hoist at basement, ground and first floor levels, insertion of handrails at the main entrance to the hall, construction of bridge linking 10 South Square with The Hall (9 South Square) at first floor level, alterations to doors and windows at ground and first floor, alterations to access at 10 South Square and associated alterations (Class D1).

Drawing Nos: Site Location Plan; 001 Rev D02; 002 Rev D03; 010 Rev D04; 011 Rev D04; 012 Rev D04; 013 Rev D02; 040 Rev D02; 041 Rev D02; 042 Rev D03, as received 25/03/2010; 043 Rev D03, as received 25/03/2010; 050 Rev D06; 051 Rev D08; 052 Rev D06; 053 Rev D03, as received 25/03/2010; 060 Rev D00, as received 25/03/2010; 070 Rev D03; 071 Rev D02; 072 Rev D03; 080 Rev D05; 081 Rev D06; 090 Rev D01, as received 25/03/2010; 091 Rev D01, as received 25/03/2010; 092 Rev D01, as received 25/03/2010; 093 Rev D01, as received 25/03/2010; 094 Rev D01, as received 25/03/2010; 095 Rev D01, as received 25/03/2010; 096 Rev D00, as received 25/03/2010; 2051 Rev



D01; A statement submitted in support of the applications for planning permission and listed building consent, dated January 2010 by Paul Velluet.

The Council has considered your application and decided to grant Listed Building Consent subject to the following condition(s):

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy B6 (Listed buildings) of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 3 The works hereby approved are only those specifically indicated on the drawing(s) referred to above.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy B6 (Listed buildings) of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 4 Detailed drawings, or samples of materials as appropriate, 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) Sample panel of all facing materials, including a sample panel of brickwork which demonstrates brick type, colour, texture, face bond, mortar mix and pointing, to be erected on site and maintained there during the course of construction;
- b) Detailed drawings with materials annotated, of new doors, windows and window openings (including surrounds) at 1:20 scale, including elevational details of the new doors to the west wall of the Hall.

The relevant parts of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy B6 (Listed buildings) of the London Borough of Camden Unitary Development Plan 2006.

- 5 Demolition work shall be carried out by hand or by tools held in the hand other than

power-driven tools.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy B6 (Listed buildings) of the London Borough of Camden Unitary Development Plan 2006.

- 6 Before any work is undertaken in pursuance of this consent to demolish or to alter by way of partial demolition any part of the building, structural engineers' drawings and a method statement, indicating the proposed method of ensuring the safety and stability of the building fabric to be retained throughout the period of demolition and reconstruction, shall be submitted to and approved by the Council as local planning authority. The relevant work shall be carried out in accordance with such structural engineers' drawings and method statement thus approved.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy B6 (Listed buildings) of the London Borough of Camden Unitary Development Plan 2006.

- 7 No new plumbing, pipes, soilstacks, flues, vents or ductwork shall be fixed on the external faces of the building unless shown on the drawings hereby approved.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy B6 (Listed buildings) of the London Borough of Camden Unitary Development Plan 2006.

- 8 No new grilles, security alarms, lighting, cameras or other appurtenances shall be fixed on the external faces of the building unless shown on the drawings hereby approved.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy B6 (Listed buildings) of the London Borough of Camden Unitary Development Plan 2006.

- 9 The new facing brickwork shall match the existing brickwork adjacent in respect of colour, texture, face bond and pointing, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy B6 (Listed buildings) of the London Borough of Camden Unitary Development Plan 2006.

- 10 The new joinery work shall match the existing joinery work adjacent in respect of materials, dimensions and profiles, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy B6 (Listed buildings) of the London Borough of Camden Unitary Development Plan 2006.

- 11 Details in respect of the following shall be submitted to and approved in writing by the Council as local planning authority in consultation with English Heritage before the relevant work is begun. The relevant work shall be carried out in accordance with such approved details.

a) 1:20 internal elevations and sections at an appropriate scale to the western end of The Hall showing new openings and doors, including details finishes and materials. Sections at an appropriate scale showing details new openings, and fittings.

b) 1:50 elevations of the new Bridge Link detailing materials and finishes

c) Details of external facing materials, including samples of brickwork, stone dressings to made available on site for approval by the Council as local planning authority.

d) Specification for internal facing materials.

e) Reflected ceiling plan at 1:50 or larger of the underside of the Link Bridge, including details of finishes and junctions with existing masonry.

f) Precautions shall be taken to secure and protect interior features against accidental loss or damage during building work. Details of these shall be submitted to the Council before relevant work is undertaken. Special attention should be given to the timber gallery and window.

Any hidden historic features which are revealed during the course of works shall be retained in situ and the Council as local planning authority notified immediately. Provision shall be made for their retention and/or proper recording, as required by the Council.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy B6 (Listed buildings) of the London Borough of Camden Unitary Development Plan 2006.

Informative(s):

- 1 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Planning and Public Protection Division (Compliance and Enforcement Team), Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 5613 or by email ppp@camden.gov.uk or on the website www.camden.gov.uk/pollution) or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 3 Reasons for granting listed building consent.

The proposed development is in general accordance with the policy requirements of the London Borough of Camden Replacement Unitary Development Plan 2006, with particular regard to policy B6 (Listed buildings). For a more detailed understanding of the reasons for the granting of this listed building consent, please refer to the officers report.

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