

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		05/10/2009	
		N/A		<b>Consultation Expiry Date:</b>		N/A	
<b>Officer</b>				<b>Application Number(s)</b>			
Alan Wito				2009/3305/L			
<b>Application Address</b>				<b>Drawing Numbers</b>			
1-4 Raymond Buildings Grays Inn WC1R 5BP				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>							
Alterations to interior of offices (Class B1), including installation of metal stud partitions (plasterboard) and doors, demolition of two modern partition walls to create one longer room and the removal and bricking up of one modern doorway.							
<b>Recommendation(s):</b>		Grant					
<b>Application Type:</b>		Listed Building Consent					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<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>		N/A					
<b>CAAC/Local groups* comments:</b> *Please Specify		N/A					

### **Site Description**

Six terraced chambers south of Theobalds Road and backing on to Gray's Inn. Dating from 1825, these buildings were restored in the late 20<sup>th</sup> Century. Built in stock brick under a slate roof over four storeys, with attics and a basement. The buildings are grade II listed and within Bloomsbury Conservation Area.

### **Relevant History**

Planning permission was granted for the installation of air grilles in vault doors at lower ground floor level on 15/6/04 (ref: 2004/0014/P).

Listed building consent was refused for the installation of air conditioning plant in front vaults at basement and ground floor levels and other internal alterations on 1/6/04 (ref: 2004/0015/L).

Listed building consent was granted for the installation of air conditioning plant in front vaults at basement level, demolition and rebuilding of corridor partition at ground floor level and other internal alterations at basement and ground floor level in connection with refurbishment of office accommodation on 22/7/04 (ref: 2004/2729/L)

### **Relevant policies**

Adopted UDP 2006 Policy B6 – Listed Buildings

## Assessment

These purpose built chambers underwent considerable internal alterations during the early 1980's and as such little remains of the historic interiors. Still in evidence are the original vertically sliding sash windows some with shutters, chimneybreasts and the entrance doors off the stairs. Many of the internal walls have been altered and rooms subdivided. The original floor plans have been heavily modified.

The first part of the proposals consists of the further installation of air conditioning to the ground floor. The a/c plant would be located in one of the existing front vaults. Cabling for this would be run in the front lightwell, through the front elevation at basement level and cased in along the ceiling. It will then service the new units above at ground floor level. The proposal is not too dissimilar to already installed units. The pipe routes follow the existing external cabling which due to its location has a limited visual impact and as such it is not considered to have any greater impact than the existing arrangement.

Due to the extent of alterations in the basement the new boxing at ceiling level is not considered harmful. The existing cornices are non original and will be replicated in any case.

In the ground floor conference rooms the FCU cabinets will be built in under in the recess below the sash windows. These do not cover any panelling or feature of interest and replicate a detail already approved in other rooms on this floor.

Alterations are proposed to the floor plans at basement, ground, first and second floor levels. These works do not harm the remaining elements of the plan form which survive (stair cores and principle rooms) but are concentrated in already altered areas and are therefore not considered harmful to the special interest of the listed building.

It is recommended that listed building consent is granted.

### **Disclaimer**

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