

Mr Richard Young  
Gilmore Hankey Kirke Ltd.  
Heckfield Place  
530 Fulham Road  
London  
SW6 5NR

Application Ref: **2015/0824/L**  
Please ask for: **Charles Rose**  
Telephone: 020 7974 **1971**

9 April 2015

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**Gray's Inn Garden Stores**  
**The Gray's Inn Gardens**  
**Theobolds Road**  
**London**  
**WC1**

Proposal:  
Replacement of existing timber framed glazed doors with new timber/steel/glazed doors on south elevation  
Drawing Nos: HK2127/ (suffix) 01.100; SK001; SK002; SK005; SK006; SK008; SK009.

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 CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 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 CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Planning permission and listed building consent is sought for the replacement timber coach doors to the existing garden structure/store. The existing arched timber doors either side of the green house would be replacement with square 'up and over' timber coach doors designed in a traditional style.

The works require listed building consent by virtue of the store being attached to the grade II listed garden boundary wall. The store is not listed in its own right.

The existing doors appear to be modern, as do the stores themselves given their render over concrete block construction. A an application for works to the store was approved in December 2000 which showed a different style of door to that which exists today. Moreover an goal post additional steel frame around the door openings supports the weight of the doors.

The proposed door would not result in the loss of historic fabric and reduce the need for additional unnecessary support. The proposed design and materials of the new set of doors is also considered to be in keeping with the character and appearance of the store and thus the setting of the listed wall and registered Gray's Inn Gardens. This in turn preserve the character and appearance of the Bloomsbury Conservation of which the gardens form a part.

No objections were received prior to making this decision.

The site's planning history was taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposal is in general accordance with policy CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policy DP25 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policy 7.8 of the London Plan 2011, and paragraphs 14, 17 and 126-141 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'Ed Watson', with a stylized flourish at the end.

Ed Watson  
Director of Culture & Environment