

Mr Mark Langston
Gollifer Langston Architects
25-26 Poland St London W1F 8QN
United Kingdom

Application Ref: **2015/3201/L**
Please ask for: **Nick Baxter**
Telephone: 020 7974 **3442**

25 September 2015

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
6 New Square
London
WC2A 3QS

Proposal:
Lower ground floor, removal of partition to enlarge lavatory
Drawing Nos: Ground floor existing/proposed 261 152 1, basement existing 261 050 0,
basement proposed 261 110 1, design & access statement

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

Conditions And Reasons:

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new work and work of making good shall be carried out to match the original work as closely as possible in materials and detailed execution.



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 The site is a grade-II*-listed building and this application affects the brick-vaulted basement room protected by an armoured door, probably a former fireproof document safe. It has now been subdivided with a breeze block wall, to form a clerks' lavatory/cleaners' room and a larger plant room. The applicant proposes to replace the breeze block wall with a stud partition, enlarging the clerks' lavatory at the expense of the plant room. Where brickwork has been painted it will be poultice back to brick, while no additional brickwork will be plastered (other than that that has already been plastered). No tanking or damp proofing is proposed or accepted.

The breeze block wall is not historic material. The alteration will expose more of the brick vaulting, including two load-bearing pilasters from which the vaulting springs, enhancing the special interest of the listed building. The replacement of the breeze block wall with a lighter weight stud structure is welcome.

The proposal has been publicised by press and site notice and no objection has been received. Historic England was consulted and has authorised the Council to determine this application as it sees fit.. The site's planning history has been taken into account in making this decision.

Special attention has been paid to the desirability of protecting the special interest of the listed building, 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 proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan March 2015, consolidated with alterations since 2011; and paragraphs 14, 17, 56 -66 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', written in a cursive style.

Ed Watson
Director of Culture & Environment