

Mr Robert Schwier  
The Honourable Society of Lincolns  
Inn  
Treasury Office  
Lincolns Inn  
London  
WC2A 3TL

Application Ref: **2015/7068/L**  
Please ask for: **Nick Baxter**  
Telephone: 020 7974 **3442**

7 June 2016

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**1 New Square**  
**London**  
**WC2A 3SA**

#### **Proposal:**

Removal of existing studwork wall on the 3rd floor, and installation of new studwork wall 1m back from existing (putting the wall back where it originally was). Installation of gas boiler and "wet" radiator system to the 2nd and 3rd floors (Central areas). Installation of "wet" heating and cooling system within the basement (South) including condensing unit in adjacent structure.

Drawing Nos: Site plan, "Radiators", historic statement, design & access statement, 84963 410 T1 (LGF mech), 421 T1 (3F mech), 1020A (LGFpropo), 3001 (exist secAA), 3002 (propo secAA), 3003 (exist secBB), 3004 (propo secBB), 4201A (LGF demo), 4501 (LGF propo), 4510 (2f propo), 4511 (3f propo), 8001 (2f3f finishes), 4202A (2f demo), 4203A (3f demo)

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 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 Reasons for granting listed building consent:

In the basement, the applicant proposes to remove existing heaters hidden in cupboards and replace them with heating and cooling apparatus. The pipework for this will be chased into a concrete subfloor, with the existing boards replaced over the top. The condenser unit will be concealed in a masonry plant room in the area. Modern partitions in a kitchenette will be reconfigured.

On the 2nd/3rd floor, a central heating system will be installed, using radiators of historic design. At officer request, these have been placed to minimise obstruction of historic features. A modern wall will be moved slightly to allow installation of a kitchenette.

The proposed works will not harm the special interest of the grade-II\*-listed building.

The application has been advertised in the press and by means of a site notice, whereby there were no consultation responses. Historic England and the NPCU have given permission for the council to determine. The site's planning history has been taken into account in making this decision.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and

## Regulatory Reform Act (ERR) 2013

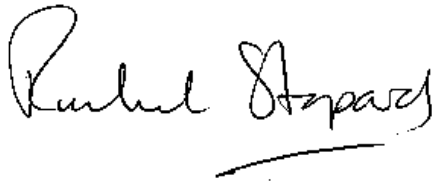
As such, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan March 2016, consolidated with alterations since 2011; and paragraphs 14, 17, 56 -66 and 126-141 of the National Planning Policy Framework.

- 2 The proposed window opening/grille and air conditioning unit require planning permission in addition to this listed building consent. This element of the proposed works should not be commenced until a further planning application has been made to and planning permission granted by the London Borough of Camden.
- 3 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, 5 Pancras Square, London N1C 4AG (tel: 020-7974 6941).
- 4 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.

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 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard  
Director of Supporting Communities