

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

Application Ref: **2016/1520/L**
Please ask for: **Alfie Stroud**
Telephone: 020 7974 **2784**

7 June 2016

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
12 Gray's Inn Square
London
Camden
WC1R 5JP

Proposal:
Repair and strengthening of damaged bressumer beams to existing floor construction
Drawing Nos:
Site Location Plan;
HK2191 SK013, HK2191 SK036, HK2191 SK037;
Design and Access Heritage 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 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:

12 Gray's Inn Square is one of a terrace of three Grade II*-listed chambers buildings built for the Inn in the 1680s. The interiors and partitions of No. 12 on the ground and first floors have been almost entirely reconstructed within recent decades, and no historic decorative features survive. The floor structures are still built around historic joists and beams, but boards have been renewed; extensive notching for services, historic leaks and structural weakening and splitting associated with age mean the beams require strengthening before planned forthcoming refurbishment of the buildings.

A mixture of strengthening techniques is proposed for the in the first-floor floor structure weakening beams, appropriate to their age and different states of repair: hardwood wedges, angle fixings, and resin and stainless steel reinforcing rods to be added by a specialist. Some repairs will require the localised addition of firrings around the repaired beams to level the floor. The proposals are to be focused on failing areas, will not alter historic decorative features, and will require minimal removal of existing historic fabric, causing no harm to the historic or architectural interest of the listed building.

Public consultation was undertaken by placement of a press and site notice, whereby no responses were received. Historic England was consulted, and authorised determination of the application by the Council. No objections have been received prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the listed building or any features of special architectural or historic interest which it possesses, as

required under s.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013

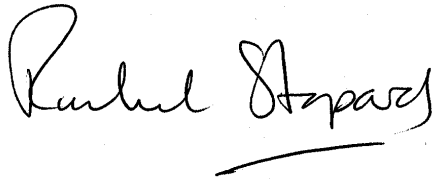
As such, the proposed development is in general accordance with policy CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with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

- 2 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