

Mr. Nick Green  
Savills  
33 Margaret Street  
London  
W1G 0JD

Application Ref: **2016/0914/L**  
Please ask for: **Tessa Craig**  
Telephone: 020 7974 **6750**

12 September 2016

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

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

Proposal:

Internal works including installation of partition walls and bathroom to replace two staff toilets at first and second floor and general refurbishment works.

Drawing Nos: Proposed Schedule of Works HK2191/3.1, P001 Existing Photographs, Design and Access/Heritage Statements HK2191/3.1, HK2191/SK011, HK2191/SK013, HK2191/SK014, HK2191/SK015, HK2191/SK016, HK2191/SK017, HK2191/SK018, HK2191/SK019, HK2191/SK020, HK2191/SK021, HK2191/SK022, HK2191/SK023, HK2191/SK024, HK2191/SK025, HK2191/SK026, HK2191/SK027, HK2191/SK028, HK2191/SK029, HK2191/SK030, HK2191/SK031 and HK2191/SK032.

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 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.

- 3 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.

- 4 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

- a) Plan, elevation and section drawings, of all ducting and service risers.

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

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 three grade-II\* listed chambers buildings and a gatehouse, dating from the late 1680s. The existing partitions and all decorative finishes within these rooms are all modern, appearing to date from the post-War restoration of the buildings after bomb damage. Consequently, all the fabric to be removed and replaced in the process of conversion has little or no architectural or historic interest. Remaining fabric of any quality, both historic and modern -

essentially the floor structure, outer walls and windows, but also the main door and some skirtings - will be retained, refurbished and reused. The floor-levelling works are minimal and will be sensitively carried out. The proposed plan-form retains the essential volumes of the historic layout. The proposed development will result in no harm to the special interest of the listed building.

Consequently, 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. Historic England was consulted and authorised the Council to determine the application using its own conservation expertise. 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.

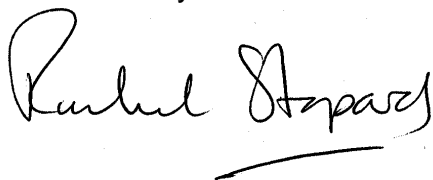
As such, the proposed development is in general accordance with policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4 and 7.6 of The London Plan 2016 and paragraphs 14, 17, 47-55, 56 -68 and 126-141 of the National Planning Policy Framework.

- 2 You are advised that the accompanying planning application 2016/9012/P for the change of use from office (Class B1a) to residential (Class C3) at first and second floor level to provide 2x two bedroom flats is refused and therefore you do not have consent to change the use of the property.

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  
Executive Director Supporting Communities