

Mr Philip White
Two By Two Design Consultants Ltd
348 Goswell Road
London
United Kingdom
EC1V 7LQ

Application Ref: **2016/4522/L**
Please ask for: **Sarah Freeman**
Telephone: 020 7974 **2437**

14 October 2016

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
8 New Square
London
WC2A 3QP

Proposal: Demolition of an internal stud wall to allow for the installation sliding folding doors between meeting rooms at ground floor level; installation of signage board within hallway.

Drawing Nos: Site Location Plan; NS-01 Rev D; NS-02 Rev D; NS03 Rev D; NS-20 Rev A; Heritage Statement; 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 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 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 Reasons for granting listed building consent:

The application site is a grade II* listed building, located within New Square. The proposals involve the installation of timber signage panels within the ground floor corridor, set within the existing non-original timber panels, and the replacement of a new signage board to match that on the opposite side of the main doorway. The proposed signage boards are not considered to have any impact on the building's significance. The proposals also involve the creation of an opening containing timber bi-folding doors between the two front rooms at ground floor level to allow for the flexible use of the space to achieve a larger meeting room. The spatial separation between the two rooms will be maintained when the doors are close, and when open through the retention of a downstand and nib. The wall is of modern studwork construction, and the works are therefore not considered to cause harm the building's special interest. Minor revisions were made during the application process to simplify the layout of the proposed signage and to reduce the height of the proposed opening to reflect that of the existing doorway heights.

Public consultation was undertaken by placement of a press notice and site notice. No objections were received prior to making this decision. Historic England was consulted, whereby a response was received, stamped by the National Planning Casework Unit, on 10/10/2016 authorising the London Borough of Camden to determine this application in accordance with national and local policy guidance and on the basis of its specialist conservation advice. The site's planning history was taken into account when coming to this decision.

Special attention has been paid to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it

possesses, and of preserving or enhancing the character or appearance of the Conservation Area, under s.16 and s.66 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

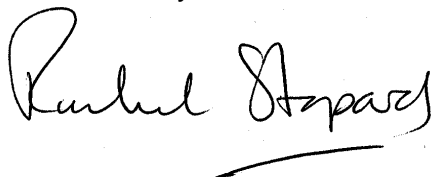
As such, the proposal is in general accordance with policy CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policy DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan 2016, and paragraphs 14, 17, 56-68 and 126-141 of the National Planning Policy Framework.

- 2 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).
- 3 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.
- 4 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, 5 Pancras Square, London N1C 4AG (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

You can find advice about your rights of appeal at:

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

Yours faithfully



Rachel Stopard
Executive Director Supporting Communities