

Mr Philip White
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Application Ref: **2018/2191/L**
Please ask for: **Elizabeth Martin**
Telephone: 020 7974 **1204**

2 July 2018

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

8 New Square London London WC2A 3QP

Proposal:

Removal of two window frames at lower ground level and replacement with metal louvres for ventilation. Formation of internal plant room to house a fan coil unit.

Drawing Nos: Scope of Works REV A, Design & Access Statement REV A, NS-6-205 A2 Section, NS-6-204 REV A A2 Elevation, NS-6-203 REV D A2 Elevation, NS-6-202 REV D A2 Ground Floor, NS-6-201 REV D A2 Basement Floor Plan

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 development hereby permitted shall be carried out in accordance with the



following approved plans:

Scope of Works REV A, Design & Access Statement REV A, NS-6-205 A2 Section, NS-6-204 REV A A2 Elevation, NS-6-203 REV D A2 Elevation, NS-6-202 REV D A2 Ground Floor, NS-6-201 REV D A2 Basement Floor Plan.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 All new work and work of making good shall be carried out to match the existing adjacent 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 D2 of the Camden Local Plan 2017.

Informative(s):

- 1 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.
- 2 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, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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.
- 3 Reason for granting listed building consent:

8 New Square forms part of a terrace of chambers built 1690-97 and forming part of a well preserved late 17th Century square which is Grade II* listed and situated in the Bloomsbury Conservation Area. This conservation area covers approximately 160 hectares and is widely considered to be an internationally significant example of town planning, noted for its formally planned arrangement of streets and contrasting leafy squares.

The application seeks to carry out the following changes:

- Removal of two window frames at lower ground level in an existing toilet and replacement with metal louvres for permanent ventilation;
- Formation of internal plant room within the existing toilet to house a fan coil unit to provide air conditioning to 2 conference rooms at ground floor level and 2 conference rooms at lower ground floor level;

- Fitting of associated pipework and electrical controls within and behind the existing ceiling and modern wall panelling.

The installation of air-conditioning in a listed building will only be considered acceptable if the necessary pipework or trunking, the external cooling equipment and internal units can be sensitively integrated with the building. Following concerns raised by the local authority and Historic England, amended plans were received removing bulkheads within the ground floor front rooms. The fan coil units in the ground floor conference rooms and the lower ground floor will be sited at floor level in the existing window recesses. The existing radiators will be removed and replaced by fan coil units to provide heating and cooling. All connecting pipework will be concealed in the void above the lower ground floor ceiling. The fan coil units in the rooms will be concealed behind painted 'radiator' style cabinets with black metal grilles for air movement.

Due to the renovation works carried out in the late 20th Century, the works will result in minimal loss of historic fabric within the building. The existing windows front onto a lightwell containing a variety of window treatments; it is considered that the proposed louvres will not harm the significance of the listed building or the character and appearance of the wider conservation area.

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. The site's planning history has been taken into account in making this decision.

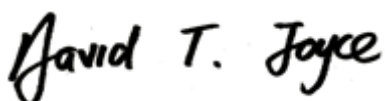
Special attention has been paid to the desirability of preserving the special interest of the listed building, under s.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013

As such, the proposal is in general accordance with policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the NPPF.

You can find advice about your rights of appeal at:

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

Yours faithfully



David Joyce
Director of Regeneration and Planning

