

Application ref: 2018/2190/P
Contact: Elizabeth Martin
Tel: 020 7974 1204
Date: 2 July 2018

Development Management
Regeneration and Planning
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TWO BY TWO DESIGN CONSULTANTS LTD
348 GOSWELL ROAD
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
8 New Square 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 within the existing toilet 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 permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 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:

For the avoidance of doubt and in the interest of proper planning.

- 3 The colour and materials of the new louvres shall match as closely as possible those on adjoining buildings.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 [and D2 if in CA] of the London Borough of Camden Local Plan 2017.

- 4 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 D2 of the Camden Local Plan 2017.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that 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, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 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 Reasons for granting planning permission:

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 neighbouring amenity.

No objections have been received from the public consultation undertaken prior to making this decision. The site's planning history was taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the character and appearance of the conservation area and special interest of the listed building, under s.66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

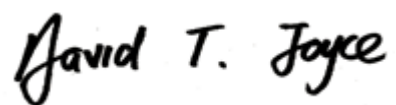
As such, the proposal is in general accordance with policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the NPPF.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

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 that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Director of Regeneration and Planning