

Application ref: 2018/3026/L
Contact: Nick Baxter
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Date: 26 October 2018

Development Management
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9 Newbury Street
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
8 South Square
London
WC1R 5ET

Proposal:
Replacement of mixed lawn edgings to existing paths and the installation of park railings.
Drawing Nos: ISite Location Plan, 2 x Photo Images IMG6874, IMG6875, Design & Access Statement, Proposed Railings, Extent of Existing Edging, Proposed Extent of New Edging.

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:

Site Location Plan, 2 x Photo Images IMG6874, IMG6875, Design & Access

Statement, Proposed Railings, Extent of Existing Edging, Proposed Extent of New Edging.

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 Reasons for granting listed building consent:

The site is a 16th-century garden forming part of the Grade-II*-listed Grays Inn complex and is on the Register of Historic Parks and Gardens. Its lawns are edged with a variety of different materials. The site is situated in the Bloomsbury Conservation Area.

The applicant wishes to install estate railings 1.2m tall at the top of certain gradients and along a winding path, and to replace the various lawn edging treatments with reconstituted stone edging blocks.

The estate railings are a response to management issues arising from private events carried out within the gardens and to enforce use of a winding path, while the edging blocks are to allow vehicles associated with these events to drive on to the lawns without causing damage.

The railings are limited in extent and are of a traditional design that will blend in with the surroundings. An historic drawing shows that metal railings have existed on the site in the past. The edging blocks will be of a natural-looking material that will weather to blend harmoniously and will in any case only protrude from the ground between 2 and 5cm.

The applicant has been advised that the proposed railings also require planning permission, for which he has applied separately.

The proposed works will not harm the special interest of the grade-II-listed building, its setting, or the character and appearance of the conservation area.

The application has been advertised in the press and by means of a site notice, whereby there were no consultation responses. Historic England issued a letter of flexible authorisation. 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

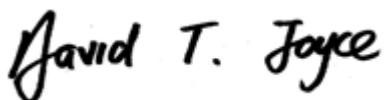
As such, the proposal is in general accordance with policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the NPPF.

- 2 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).
- 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, 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.
- 5 You are advised that parts of this development also require planning permission.

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