

Application ref: 2018/1704/L
Contact: Obote Hope
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Date: 23 January 2019

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Mark Snook Planning
The Pike House
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England

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

3rd Floor
2 South Raymond Buildings
Gray's Inn
London
WC1R 5BH

Proposal: Internal alterations including the formation of new internal partition associated with change of use of existing residential unit (Class C3) at third floor level into student accommodation (Class C4).

Drawing Nos: INN/1064/2RAY/PL/12/17/002/A, INN/1064/2RAY/PL/12/17/003/A
Design and Access Statement commissioned by Mark Snook Planning dated 29.01.2018 and Design and Heritage Statement commissioned by Mark Snook Planning.

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: INN/1064/2RAY/PL/12/17/002/A, INN/1064/2RAY/PL/12/17/003/A Design and Access Statement commissioned by Mark Snook Planning dated 29.01.2018 and Design and Heritage Statement commissioned by Mark Snook Planning.

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 Prior to the commencement of works, a method statement to include the following shall be submitted to and approved in writing by the local planning authority, and the relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved:

- Details of measures to avoid harm to the existing floor fabric
- Details of the method of installing new stud partition walls with reference to protection of and fixings into the surround fabric.
- The salvaging and re-use of the existing double doors in another part of the proposed development.

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 Reason for granting consent:

Raymond Buildings is a terrace of 6 chambers buildings of 1825, listed at Grade-II and it is proposed to rearrange the internal layout of the existing property to create 4 x bedrooms for shared student accommodation (Class C4).

The third-floor south flat of No. 2 Raymond Buildings was comprehensively refurbished during the mid-twentieth century, with a high-quality decorative scheme of that period, including a herringbone parquet floor, doors, doorframes and fireplaces and a modest skirting detail. This interior scheme is attractive, but acknowledged not to contribute directly to the special interest of the listed building.

The proposals are to subdivide the two large undivided rooms on the east-facing Gardens frontage of the building, by addition of a corridor, to form four bedrooms, and modify the existing rooms by subdividing the partitions in the western original room to provide adequate services. These rooms are to be made available as affordable shared accommodation for trainee barristers, and this is recognised as a public benefit wholly associated with the works proposed, and which therefore helps to justify the modest less-than-substantial harm that would arise from the additional subdivision of original room volumes. No harm is associated with the infilling of doorways and addition of small

partition walls within the existing dressing room, kitchen and bathroom spaces, where the attractive spatial qualities of the twentieth-century scheme would generally remain intact behind and around the alterations.

Harm arising from the additional partitions in the main undivided rooms is to be mitigated by retention of existing mid-twentieth century decorative features. A carpet is to be laid over the retained parquet floor. A condition will secure a method statement for installation works detailing measures to avoid harm.

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

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 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 National Planning Policy Framework 2018.

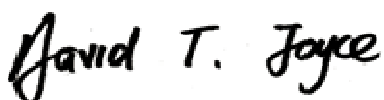
- 2 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 3 Noise from demolition and construction works is subject to control 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.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2018.

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