

Application ref: 2018/0888/L
Contact: Obote Hope
Tel: 020 7974 2555
Date: 28 January 2019

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Mark Snook Planning
The Pike House
Kingshill Road
Dursley
GL11 4BJ

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**6 Gray's Inn Square
LONDON
WC1R 5AZ**

Proposal:

Internal alterations to existing office layout at first floor; installation of secondary glazing to part the first and second floor windows and internal alterations associated with the rear part of the second floor office.

Drawing Nos: INN/1064/6GIS/PL/07/17/002/A, PL/07/17/00/A PL/07/17/003/A, PL/07/17/004/A INN/1064/6GIS/PL/07/17/005/D and Design and Heritage Statement commissioned by Mark Snook dated December 2017.

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/1064/6GIS/PL/07/17/002/A, PL/07/17/00/A

PL/07/17/003/A, PL/07/17/004/A INN/1064/6GIS/PL/07/17/005/D and Design and Heritage Statement commissioned by Mark Snook dated December 2017.

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 Before the relevant part of the work is begun, detailed plan, section and elevation drawings at 1:10 and 1:2 as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:
- a) Details of all new doors and frames;
 - b) All new partition walls, showing in particular their junction with adjacent historic fabric, and the existing condition at these junctions;
 - c) The proposed junction between kitchen units and the corner fireplace in the second-floor front room, demonstrating that there shall be no impact on the fireplace; .
 - d) The proposed secondary glazing as at each window reveal, showing in detail the existing reveal condition and the junction with proposed secondary glazing;
 - e) The wall and floor structures around the secondary staircase to be removed, and all making-good to the floor structure at and around the void, with an accompanying method statement for these works, and;
 - f) Plan drawings showing the floor structure and the existing arrangement and orientation of beams and joists at first-floor and second-floor level, and indicating the proposed new service runs and penetrations for all kitchens and bathrooms.

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 of the London Borough of Camden Local Plan 2017.

Informative(s):

1 Reasons for granting Listed Building Consent:

Listed Building Consent is sought for various internal alterations to the existing offices located between the first and second floors. The proposals would retain the use of the office at second floor level by means of removing a damaging twentieth-century secondary staircase. The first floor is to have a modern glazed partition removed from its front room (with a small WC formed adjacent to the main staircase), and an irregular timber stud partition removed from the rear room. At second floor, the area of the secondary stair will be made good to create a cupboard, while a new lightweight partition will be added within the already sub-divided front room to form a separate kitchen and bedroom. Minor modification will be made to a twentieth-century WC to form a shower room.

In this case, evidence of demonstrably modern crisp detailing of mouldings and reproduction panelling, modern materials, including the construction methods and fabric would be removed from historically inappropriate positions. The recovery of the room volumes on the first floor are significant heritage benefits to the special architectural and historic interest of the listed building, as is the removal of the inappropriate and disfiguring secondary staircase and the recovery of original patterns of circulation. These benefits help to balance out the slight harm caused by disruption of plan-form and distortion of original volumes by addition of an additional partition at second-floor and a WC enclosure at first-floor levels.

At first-floor level, the door in the modified lateral partition may record a modification older than the twentieth-century and should be preserved given the quality of the material. In any case, no doors are to be removed except those specifically indicated on the approved drawings.

Secondary glazing is also proposed, following the same principles and specification as recently approved elsewhere within the Inn. This is acceptable, if adequately detailed under condition, as it will not harm the historic fabric, or irreversibly alter appreciation of the windows, in exchange for sustainability benefits.

In general, the application is inadequately detailed, given the complexity of modifications, the great age of the fabric, and its Grade-II* listing. Whilst the application would be acceptable in principle, comprehensive conditions would be attached to the Listed Building Consent requiring submission of plans, elevation and section drawing of the door, new partition walls, fireplace etc. prior to commencement of the relevant part of the works.

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 policies D1 and 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 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.

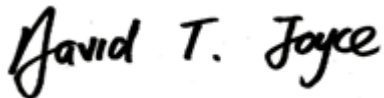
- 4 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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.

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

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