

Application ref: 2018/5049/L
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Gilmore Hankey Kirke Ltd
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**14 Gray's Inn Square
London
WC1R 5JP**

Proposal:

Replacement front entrance and general repairs, reinstatement of missing railing urn, replacement front window sill at first floor and internal alterations at first floor.

Drawing Nos: HK 2246/001; HK 2246/002; HK 2246/003B; HK 2246/004; HK 2246/005; HK 2246/006A; HK 2246/009; HK 2246/010A; HK 2246/011A and site location 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:

HK 2246/001; HK 2246/002; HK 2246/003B; HK 2246/004; HK 2246/005; HK 2246/006A; HK 2246/009; HK 2246/010A; HK 2246/011A and site location 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.

- 4 A sample of the stone for the proposed window sill and the material to be used to repair the steps shall be provided on site prior to works commencing to ensure an acceptable match.

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 consent:

The site is a grade-II*-listed inn of court of 1688 that is currently in use as an office. The existing set of double front entrance doors will be replaced with a single hardwood door. The halls would originally have been unenclosed, so the entrance doors are considered to be non-historic. It is noted that a number of buildings within this square have been granted permission to replace their double doors including No.'s 1, 6, 7, 8, 12 and 13 Gray's Inn Square. Revisions were received as the originally proposed replacement door was inappropriate in terms of its detailed design. It is considered that revised design of entrance door is more contextually appropriate than others historically granted and therefore is acceptable.

The repair to the window sill and the reinstatement of missing railing urn is acceptable while the proposal to replace the steps has been revised to a conservation repair as its complete replacement would not be supported. A sample of the stone for the proposed window sill and the material to be used to repair the steps will be secured by condition.

Internally, the demolition of the modern partitions forming the tea room is acceptable. The proposal will also involve the re-opening of the existing blocked doorways between office 7 and 8 and office 8 and 9. The stud partition added previously for sound insulation will be moved from office 7 to office 8 so that the original full panelling in office 7 can be revealed. It is considered that

the reinstatement of one complete panelled room outweighs the minor harm caused by panelling in the other side of the wall. The jib door reinstates a previous layout, so does not result in loss of fabric. The opening of the existing boarded-up door is desirable, provided that the existing door is retained.

The proposal is unlikely to cause harm to the building's special interest or setting, or to the conservation area. The Council's Conservation Officer has assessed the proposal and does not object to the revised development.

No objections were received prior to the determination of this application. Historic England does not object to this development. The planning history of the site and surrounding area were taken into account when coming to 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 proposed development 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.

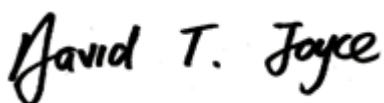
- 2 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 3 Your proposals may be subject to control under the Building 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).

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