

Application ref: 2019/3166/L
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Date: 5 March 2020

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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

Raymond Buildings Gateway
Gray's Inn
Theobald's Road
WC1R

Proposal:

Widening of Theobald's Road Vehicular Access Gateway to Gray's Inn

Drawing Nos:

Heritage Statement
Heritage Design and Access Statement
Location Plan
HK 2257 001 - Plan elevation as existing
HK 2257 002 - Plan elevation as proposed

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:

Heritage Statement
Heritage Design and Access Statement
Location Plan
HK 2257 001 - Plan elevation as existing
HK 2257 002 - Plan elevation as proposed

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 As part of the works to the listed gateway the access roadway is to be relaid with traditional stone cobbles in a traditional pattern. In future should access to below road services be required then repairs to the driveway surface must be with cobbles only and not Tarmacadam or other similar materials.

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 (delegated):

Vehicular access to Gray's Inn for larger vehicles is only possible via the Theobald's Road gate as all other access points have a size restriction of one sort or another.

The Gateway and walls located North and West of the Raymond Buildings are listed Grade II. The list description describes the gateway as early 19th century. However, evidence provided in the Heritage Statement demonstrates that the original gateway was destroyed as a result of enemy action in 1941 but rebuilt after the war. Whilst the gate structure was rebuilt as a copy of the original gate the associated lodge was resited to the west side of the entrance.

The gateway although not original is still of historic and architectural significance.

The proposed modification of the gateway involves widening the access to

enhance the safety of the entrance. Given the overall length and height of the wall and gateway the increase in road width can be accommodated without disrupting the proportions of the entrance. The reconstructed pillars will have their caps centrally located as originally built (unlike now where they are pushed to one side so as not to be struck by vehicles). The cobbles that form the entrance roadway are also to be relaid as part of the works thus further enhancing this historic entrance.

Considering the impact of the proposed works, the less than substantial harm caused by the proposed works in this instance is felt to be out-weighed by the public benefit in the form of improved traffic safety.

The application has been advertised in the press and by means of a site notice and no objections have been registered.

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.

- 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 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant

licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.

- 6 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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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 2019.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Daniel Pope
Chief Planning Officer