

Application ref: 2021/6202/L
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Date: 22 February 2022

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5 Port House
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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:

Refurbishment of Basement Commercial Kitchen Areas

Drawing Nos: Heritage Design and Access Statement;

Lower Ground Floor, Location and Site plans as Existing and Proposed (drawing No. 01.014);

Lower Ground Floor, South Lightwell Windows as Proposed (drawing No. 01.015);

Lower Ground Floor, North Lightwell Windows as Proposed (drawing No. 01.016)

Window Schedule Existing and Proposed (Document No. 01.017)

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 Design and Access Statement;

Lower Ground Floor, Location and Site plans as Existing and Proposed (drawing No. 01.014);

Lower Ground Floor, South Lightwell Windows as Proposed (drawing No. 01.015);

Lower Ground Floor, North Lightwell Windows as Proposed (drawing No. 01.016)

Window Schedule Existing and Proposed (Document No. 01.017)

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 (delegated):

Gray's Inn Hall (8 South Square) is listed Grade I. The building was built as a banqueting hall. The original date of construction is unknown. It was rebuilt in 1556-58, retaining earlier fabric, then further remodelled externally in 1826 and again in 1897. The building was restored 1948-51 under Sir Edward Maufe, following major WWII bomb damage. The buttery was added to west end in 1971-72, to the design of Erith and Terry.

As a result of the post-WWII rebuilding, the basement area retains no historic fabric or planform and all sub-divisions, detailing and finishes including the stone mullioned windows and the full height bay on the south side date from c.1950 or later.

The basement area has undergone a number of refurbishments since its remodelling by Maufe. The last major refurbishment (ref 2005/4592/L) created the current layout of the commercial kitchens. Further alterations were undertaken (ref 2010/0786/P) when a DDA passenger lift to link all levels was installed as part of the works to form the Bridge Bar connecting the Hall to 10 South Square, thus closing the gap between South Square and Gray's Inn Square.

The proposal includes alterations in connection with the refitting of the commercial kitchens and ancillary areas within the basement below Gray's Inn Hall.

The proposed alterations comprise the following:

- Relocation of kitchen staff toilets and changing rooms to the basement of 10 South Square. (10 South Square is not listed thus these works do not form part of the application.)
- Re-organisation of existing spaces to separate of raw/cooked food processing, dish and glass washing, storage and waste storage.
- Renewal of floor, wall and suspended ceiling finishes to provide regulation compliant, hygienic, washable surfaces.
- Renewal of services including change from gas to an all-electric kitchen to improve energy efficiency and reduce CO2 emissions.
- Renewal of kitchen extract hoods and ventilation to include fire suppression measures.
- Rationalisation and replacement of ventilation grilles for basement windows.
- Renewal of food hoist between Production Kitchen and Hall Servery with increased height and access to accommodate full height food trolleys. (No alterations to lift shaft or footprint).

Only works involving the replacement/rationalisation of the ventilation grilles within the window openings onto the external lightwell have the potential to impact on the architectural significance of the building. However, since the existing grilles date from the previous refurbishment, there is no alteration to the size of the window openings, and the fabric of the interior of the basement is modern it is considered that the proposal will have limited implications to the historic significance of the building.

The proposed internal reordering of the basement is not seen as either contentious or deleterious to the architectural significance of the building.

The application has been advertised in the press and by means of a site notice. No consultation responses were received. Historic England issued a letter of authorisation for the case, which has been endorsed by the NPCU.

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 2021 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.

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 2021.

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, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer