

Date: 23/02/2022
PINS Refs: APP/X5210/W/21/3286015 and
APP/X5210/Y/21/3286011
Our Ref: 2021/1310/P and 2021/0516/L
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Roxanne Gold
The Planning Inspectorate
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Temple Quay House
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Dear Ms Gold

Appeal site: Vehicle entrance (East Gate) between No. 13 and 14 Gray's Inn Square, WC1R 5JP

Appeal by: The Honourable Society of Gray's Inn

Proposal: Installation of freestanding metal gate in front of existing arch.

I refer to the above appeal against the Council's non-determination of this application.

The officer report sets out the Council's statement. In addition I would be pleased if the Inspector could take into account the following information and comments before deciding the appeal.

1. Summary

- 1.1 Gray's Inn Square is an historic Square to the western side of Gray's Inn Road forming part of the Inns of Court in the southern part of the Bloomsbury Conservation Area. The site relates to an archway between Nos 13 and 14 Gray's Inn Square which form part of a grade II* listing, 12-14, a gatehouse and attached railings. The buildings date from the latter part of the 17th century and are of predominantly brown brick with red brick dressings and rusticated stone ground floor facades.
- 1.2 Further listed buildings forming the setting of the Square include Nos. 1, 6, 7 and 8 (grade II*) a Chapel (grade II) on the south side adjoining No. 14, and also on the south side a grade I listed banqueting hall that fronts onto South Square (to the South). The Square itself also possesses a number of listed structures – a pump on the south side and sundial at the centre (both grade II).

- 1.2 The Council has resolved that had an appeal not been lodged, the application would have been refused. A draft decision notice is attached in appendix 1 and this sets out the full reasons for refusal. The delegated officer report is attached in appendix 2. This sets out full consideration of the proposal, including site description, relevant history, policies and guidance, consultation responses and technical assessment. In summary the only ground for refusal for each application was:

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‘The proposed gate, by reason of its design, siting, size and prominence, would be detrimental to the setting and architectural integrity of the adjacent listed buildings and would cause harm to the character and appearance of Gray's Inn Square and this part of the Bloomsbury Conservation Area contrary to policies D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017.’

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‘The proposed gate, by reason of its design, siting, size and prominence, would be detrimental to the setting and architectural integrity of the adjacent listed buildings contrary to policy D2 (Heritage) of the London Borough of Camden Local Plan 2017.’

2. Status of policies and guidance

- 2.1. In considering the application, the London Borough of Camden has had regard to the relevant legislation, government guidance, statutory development plans and the particular circumstances of the case.
- 2.2. The Camden Local Plan was adopted on the 3rd July 2017. The Council has also recently updated its CPGs. The Council's policies are therefore fully up to date.
- 2.3. The new NPPF was adopted in July 2021 and the Council's policies are in accordance in relation to this appeal.
- 2.4. The relevant policies in the Local Plan are set out in the Delegated report.

3. Comments on appellant's grounds of appeal

- 3.1. The appellant's appeal statement (copy attached) solely raises the failure to determine the applications in a timely manner, no other grounds of appeal are mentioned.
- 3.2. The Council had ongoing discussions with the applicant until the 1/11/21, the Council have email records informing the agent that the decisions would be issued shortly and not to appeal for another week to allow them time to review the report

and decision notice to which an acknowledgement email was received from the agent. The Council issued both decisions on the 2/11/21 in line with our correspondence with the agent. However the appeals were lodged on the same date and therefore the issued decisions are consequently putative.

3.3. There are no further grounds of appeal from the appellant to address.

4.0 **Recommended conditions should the inspector be minded to allow the appeal**

Conditions

4.1 The conditions attached in appendix 3 are recommended should the inspector be minded to allow the appeal.

5. Conclusion

5.1. Based on the information set out above, the proposal is unacceptable in principle. However, should the Inspector be minded to approve the appeal, suggested conditions are included in Appendix 3.

5.2. For these reasons the Inspector is respectfully requested to dismiss the appeal.

5.3. If any further clarification of the appeal submission is required please do not hesitate to contact Sofie Fieldsend on the above direct dial number or email address.

Yours sincerely,

**Sofie Fieldsend
Planning Officer
Regeneration and Planning
Supporting Communities**

APPENDIX 3 – Suggested planning conditions

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1	<p>The development hereby permitted must be begun not later than the end of three years from the date of this permission.</p> <p>Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).</p>
2	<p>All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.</p> <p>Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.</p>
3	<p>The development hereby permitted shall be carried out in accordance with the following approved plans:</p> <p>HK2271- 00.001; HK2271- 0.002; HK2271- 0.003; Design and Access Statement dated 02 Feb 2021.</p> <p>Reason: For the avoidance of doubt and in the interest of proper planning.</p>

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1	<p>The works hereby permitted shall be begun not later than the end of three years from the date of this consent.</p> <p>Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.</p>
2	<p>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.</p> <p>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.</p>
3	<p>The development hereby permitted shall be carried out in accordance with the following approved plans:</p> <p>HK2271- 00.001; HK2271- 0.002; HK2271- 0.003; Design and Access Statement dated 02 Feb 2021.</p>

	Reason: For the avoidance of doubt and in the interest of proper planning.
4	<p>Detailed drawings of metal railings including typical section of metalwork of the gate and decorative details at scale 1:10 shall be submitted to and approved in writing by the local planning authority before installation.</p> <p>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.</p>