

Application ref: 2022/2930/P
Contact: Adam Greenhalgh
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Date: 5 May 2023

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

Montagu Evans
70 St Mary Axe
london
england
London
EC3A 8BE
undefined

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**30 Lincoln's Inn Fields
London
Camden
WC2A 3PD**

Proposal:

Installation of louvres on roof with two new condensers within roof void, replacement windows on all elevations and installation of four condensers in side garden within acoustic enclosure and landscaping works

Drawing Nos: With prefix 1409: LP 1000, LP 001, 01 001, 01 002, 01 003, 01 004, 01 005, 01 006 C, 01 007, 01 008A, 01 009, 01 010A, 03 001, 03 002, 03 003, 03 004, 03 005, 03 006, 03 008A, 03 009A, 03 010A, 03 012C, 03 013, 04 001, 06 001

Photo-montages SK220616/001

Planning, Design & Access and Heritage Statement (July 2022), Energy Statement (XCO2 - May 2022), Plant Noise Assessment (Sandy Brown - 19/04/2022), Over-Heating Assessment (3D Consulting Engineers - 12/04/2023), Noise Survey & Plant Noise Egress Limits (Sandy Brown - 11/02/2022), Arboricultural Statement & Tree Condition Survey (Ruskins - 0522-100591 - May 2022), Slimshield Acoustic Louvres - SL-150, Mitsubishi Electric Specifications, Heat Recovery Unit Efficiencies, Heat Gain Calculations

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 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.

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.

- 3 The development hereby permitted shall be carried out in accordance with the following approved drawings/documents:

With prefix 1409: LP 1000, LP 001, 01 001, 01 002, 01 003, 01 004, 01 005, 01 006 C, 01 007, 01 008A, 01 009, 01 010A, 03 001, 03 002, 03 003, 03 004, 03 005, 03 006, 03 008A, 03 009A, 03 010A, 03 012C, 03 013, 04 001, 06 001

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Reason: For the avoidance of doubt and in the interest of proper planning.

- 4 No development shall take place until full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the local planning authority in writing. Such details shall include details of how the Fastigate Oak tree will be relocated and where it will be relocated to, with input from the project arboriculturalist. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policies A2, A3, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 5 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details by not later than the end of the planting season following completion of the development. Any trees or areas of planting which,

within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies A2, A3, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 6 Prior to the commencement of any works on site, details demonstrating how trees to be retained shall be protected during construction work shall be submitted to and approved by the local planning authority in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction". All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017.

- 7 Prior to commencement of any works on site, details of the design of building foundations and the layout, with dimensions and levels, of service trenches and other excavations on site in so far as these items may affect trees on or adjoining the site, shall be submitted to and approved in writing by the local planning authority. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenities of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017.

- 8 Prior to use of the development, details shall be submitted to and approved in writing by the Council, of the external noise level emitted from plant/ machinery/ equipment and mitigation measures as appropriate. The measures shall ensure that the external noise level emitted from plant, machinery/ equipment will be lower than the lowest existing background noise level by at least 10dBA, by 15dBA where the source is tonal, as assessed according to BS 4142:2014 "Methods for rating and assessing industrial and commercial sound" at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

Reason: To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by noise from mechanical installations/ equipment in accordance with the requirements of policies A1 and

- 9 Prior to use, machinery, plant or equipment at the development shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration isolated from the casing and adequately silenced and maintained as such.

Reason: To ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by vibration in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017

Informative(s):

- 1 Reasons for granting permission:

30 Lincoln's Inn Fields is a 4 storey (with basement) neo-classical office building located in the very north west corner of Lincoln's Inn Fields to the rear of the High Holborn buildings. It has soft landscaping and trees alongside it (to the side and rear) in Lincoln's Inn Fields. It is not listed. There are a number of Listed buildings/structures in the vicinity including the adjoining Grade II western boundary wall, gates and porters lodge, Nos. 1 - 7 Lincoln's Inn Fields located 50m from the application building is a Grade 1 Listed building, and nos.24, 25, 26 and 28 and attached railings and piers with lamp-holders on the other side of Newman's Row to the west. The site lies in the Bloomsbury Conservation Area.

The proposed replacement windows would be of the same design and style as the existing windows and they would not change the existing appearance of the host building.

Louvre grills are proposed on all four sides of the hipped roof in the middle of the roof. They would not materially affect the external appearance of the building.

The louvred enclosure to enclose four air conditioning units in the garden would be sited adjacent to the northern boundary wall. The height of the wall considerably exceeds the height of the proposed enclosure. The area is currently part of the boundary landscaping of the garden and is not a prominent part of the garden in terms of visibility and the proposed enclosure would not be unduly prominent within Lincoln's Inn Fields or harmful to the character or appearance of its buildings or lawns.

The proposed NE and SE elevations indicate a Fastigate Oak to be relocated from in front of the proposed air conditioning unit enclosure. The Council's Tree Officer has no objections subject to a condition to obtain and approve details of how the tree will be relocated and where it will be relocated to. Conditions are also attached to secure details of foundations and tree protections measures to ensure the health and well-being of existing trees.

Situated behind the boundary wall the proposed extensions/alterations to the

gardeners' buildings would have no effects on the amenity of any neighbouring buildings in terms of light, privacy, outlook, noise and disturbance or security. The Council's Environmental Health Officer has reviewed the Plant Noise Assessment which has been submitted and noted that the plant would comply with local plan guidelines and are acceptable in environmental health terms. Conditions relating to the noise levels generated by the proposed plant and the provision of anti-vibration measures are duly attached to protect the amenity of any neighbouring occupiers from the future operation of the plant.

Proposals for new mechanical plant are assessed in accordance with the Council's policies and guidance for climate change mitigation. An Over-Heating Assessment report has been submitted accordingly and the results show significant failure when attempting to naturally ventilate the building. The Council's Sustainability Team has reviewed the Over-Heating Assessment and raised no objections to the mechanical ventilation, noting that the proposed unit will have a seasonal coefficient of performance (SCOP) of 4 which is adequate performance.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, A3, D1, D2, CC1 and CC2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

- 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 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, 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.
- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) 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)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

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:

<https://www.gov.uk/appeal-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

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