

Application ref: 2024/0846/P
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Date: 19 April 2024

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Montagu Evans
70 St Mary Axe
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Reserved Matters Granted

Address:

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

Proposal:

Details of hard and soft landscaping pursuant to condition 4 of planning permission 2022/2930/P granted on 05/05/2023 for '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: Drawing 1409/06/201

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

Condition(s) and Reason(s):

Informative(s):

1 Reasons for granting consent:-

Planning permission 2022/2990/P for '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' was granted on 05/05/2023 and condition 4 requires details of to be submitted, approved and implemented.

Drawing 1409/06/201 has been submitted and this shows the provision of an *Elaeagnus x ebbingei* (also known as Silverberry or Oleaster) hedge at 1m spacing enclosing the garden condensers. No changes to the hard surfacing are indicated.

The tree which is shown as being relocated is to be replaced in accordance with planning approval 2024/0419/P for details of tree protection measures granted on 25/03/2024.

The Council's Tree Officer has reviewed the submission and no objections are raised.

The proposed landscaping would screen the condensers and uphold the visual appearance of the site, its biodiversity value and sustainability credentials. There would be no net loss of greenery on the site and the appearance, ecology and drainage potential of the site would be preserved.

The submitted details therefore comply with policies D1, D2, CC1 and CC3 of the LB Camden Local Plan 2017, the London Plan 2021 and the NPPF 2023.

- 2 You are advised that condition 8 of planning permission 2022/2930/P (plant noise levels) remains outstanding and an application for the approval of details should be submitted and approved prior to the use of the development.

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



Daniel Pope
Chief Planning Officer