

Application ref: 2023/3831/P
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Date: 12 July 2024

Development Management
Regeneration and Planning
London Borough of Camden
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WC1H 9JE

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www.camden.gov.uk/planning

Giles Quarme Architects
7 Bishops terrace
London
SE11 4UE
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**8 Lincoln's Inn Fields
London
WC2A 3BP**

Proposal:

Erection of replacement infill extension to the rear with walk-on rooflights, replacement of windows with new sash windows, enlargement of window for new door and bricking up of existing window in the lower ground floor rear elevation and installation of new air source heat pumps on the roof of the infill extension and at roof level.

Drawing Nos: 9821 L(0)001 rev 0; 9821 L(0)002 rev 0; 9821 S(0)002 rev 0; 9821 S(0)003 rev 0; 9821 S(0)004 rev 0; 9821 S(0)005 rev 0; 9821 S(0)006 rev 0; 9821 SD(0)002 rev 0; 9821 SD(0)003 rev A; 9821 SD(0)004 rev 0; 9821 SD(0)005 rev A; 9821 SD(0)006 rev A; 9821 S(0)025 rev B; 9821 T(0)401 rev D; 9821 T(0)402 rev E; 9821 T(0)403 rev F; 9821 T(0)404 rev C; 9821 T(0)405 rev B; 9821 T(0)406 rev 0; 9821 T(0)407 rev B; 9821 C(0)501; 9821 P(0)210 rev A; 9821 P(0)010 rev C; 9821 P(0)011 rev B; 9821 P(0)020 rev G; 9821 P(0)021 rev D; 9821 P(0)022 rev D; 9821 P(0)026 rev C; 9821 P(0)027 rev C; 9821 P(0)201 rev B; 9821 P(0)210 rev A; 9821 P(0)211 rev D; 9821 P(0)212 rev A; 9821 P(0)500 rev B.

MEP Services Stage 3 Report prepared by MKSPAMP Group Limited dated June 2024 (received 11/07/2024); Combined Design and Access and Heritage Statement rev E prepared by Giles Quarme Architects dated July 2024.

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 The development hereby permitted shall be carried out in accordance with the following approved plans:

9821 L(0)001 rev 0; 9821 L(0)002 rev 0; 9821 S(0)002 rev 0; 9821 S(0)003 rev 0; 9821 S(0)004 rev 0; 9821 S(0)005 rev 0; 9821 S(0)006 rev 0; 9821 SD(0)002 rev 0; 9821 SD(0)003 rev A; 9821 SD(0)004 rev 0; 9821 SD(0)005 rev A; 9821 SD(0)006 rev A; 9821 S(0)025 rev B; 9821 T(0)401 rev D; 9821 T(0)402 rev E; 9821 T(0)403 rev F; 9821 T(0)404 rev C; 9821 T(0)405 rev B; 9821 T(0)406 rev 0; 9821 T(0)407 rev B; 9821 C(0)501; 9821 P(0)210 rev A; 9821 P(0)010 rev C; 9821 P(0)011 rev B; 9821 P(0)020 rev G; 9821 P(0)021 rev D; 9821 P(0)022 rev D; 9821 P(0)026 rev C; 9821 P(0)027 rev C; 9821 P(0)201 rev B; 9821 P(0)210 rev A; 9821 P(0)211 rev D; 9821 P(0)212 rev A; 9821 P(0)500 rev B.

MEP Services Stage 3 Report prepared by MKSPAMP Group Limited dated June 2024 (received 11/07/2024); Combined Design and Access and Heritage Statement rev E prepared by Giles Quarre Architects dated July 2024.

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

- 3 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.

- 4 The roof of the single storey rear extension hereby approved shall not be used as a roof terrace and shall be accessed for maintenance purposes only.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policies A1 and D1 of the London Borough of Camden Local Plan 2017.

- 5 The external noise level emitted from plant, machinery or equipment at the development hereby approved shall be lower than the typical existing background noise level by at least 10dBA, or by 15dBA where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 6 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 safeguard the amenities of the adjoining premises and the area generally 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.

Permission is sought for the replacement of the existing infill extension, general refurbishment works and upgrade of the existing heat and cooling system by installing new air source heat pumps (ASHP's).

DESIGN

Rear extension

It is proposed to replace the existing infill rear extension with a similar extension with the same general dimensions. The extension will include 3 new roof lights. This will not be considered harmful to the character or appearance of the building, the surrounding streetscene of the conservation area. The applicant has confirmed that the flat roof would only be accessible for maintenance purposes. A condition would be attached to ensure that there would be no overlooking onto neighbouring properties.

Building up Parapet

It is proposed to rebuild the top 0.7m of the parapet of the eastern elevation of the closet wing due to structural movement. This would be rebuilt using reused bricks where possible and new handmade bricks to match the existing and would be considered acceptable.

Windows

It is proposed to replace the existing glazing with sash windows. It appears that the windows to the front elevation are not original and, for the most part, do not take an historic form. The sash windows to the rear, with some exceptions, also take a non-historic form and have been altered to form casements. As a result, it is conceded that the return to historic design and mode of opening is a heritage benefit. Given this, the front glazing is to be replaced with a bulletproof single-glazed system with structural glazing bars, while the frames will be replaced in an appropriate style and mode of opening. The replacement windows are considered acceptable in terms of their design and detailing.

Servicing

It is proposed to install 3 new air source heat pumps (ASHP's) at roof level on the eastern parapet wall. The plant will be concealed by the existing roof which will ensure that there will be limited views from the surrounding streetscene and the conservation area. It is also proposed to replace the existing air conditioning units on the flat roof of the rear infill extension with new ASHP's. Views from the street of the plant would be restricted by the parapet wall that surrounds the infill extension and would not harm the character or appearance of the building, the streetscene or the conservation area.

AMENITY

Daylight, sunlight and outlook:

The proposal would not have an impact on privacy, daylight, sunlight or outlook from neighbouring residential properties.

Noise

An updated noise report has been submitted in support of the application. This has been reviewed by the Council's Environmental Health officer who has confirmed that the plant noise criteria has been adequately predicted taking into consideration distance losses, surface acoustic reflections and, where applicable, screening provided by the building(s). Following this review the assessment has been found to be capable of achieving Camden's environmental noise criteria at the nearest and potentially most affected noise sensitive receptors. The Council's Environmental Health Officer is satisfied that the acoustic information meets the local plan guidelines and is therefore acceptable in environmental health terms providing the standard noise conditions are attached to any decision. The recommended noise conditions would be attached.

SUSTAINABILITY

Policy CC2 requires development to be resilient to climate change including reduction of the impact of urban and dwelling overheating.

The existing building is served by 2 condensing gas boilers and air conditioning units which provide cooling to the internal spaces. It is proposed to install ASHP's for space heating and comfort cooling. Technical details of the heating requirements of the building have been submitted which illustrate that the proposed plant is the absolute minimum required to cool and heat the building. The new ASHP's will replace existing air conditioning units which are no longer fit for purpose. The new plant will be more energy efficient than the existing plant and would be considered to meet the aspirations of Policy CC2.

TRANSPORT

Due to the limited nature and scale of the works, it is not considered necessary to require a Construction Management Plan to be secured as part of the proposal.

There is currently no cycle parking within the building. Cycle parking will be provided within the front pavement vault showing that 2 cycles could be accommodated using a Sheffield stand. The provision of the cycle stand will be secured by condition. It is accepted that it is not possible to provide additional cycle parking within the building given its Grade II listed status and the need to

maximise the use of the principal rooms for office use. The cycle spaces would be accessed via the front lightwell steps.

The proposal would preserve the character and appearance of the conservation area overall. It would also preserve the special architectural or historic interest of the listed building. The council has had special regard to the desirability of preserving the character and appearance of the Conservation Area, and the listed building, its setting, and its features of special architectural or historic interest.

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

As such, the proposed development is in general accordance with policies A1, A4, D1, D2, CC1, T1 and T2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2023.

- 2 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.
- 3 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).
- 4 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 5 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 the National Planning Policy Framework.

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