

Application ref: 2023/5250/L  
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**Development Management**  
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Giles Quarme Architects  
7 Bishops terrace  
London  
SE11 4UE  
United Kingdom

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent 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 replacement sash windows, enlargement of window for new door and bricking up of existing window in the lower ground floor rear elevation and installation of air sources heat pumps on the roof of the infill extension and at roof level and associated internal works including new internal stair.

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)213 rev B; 9821 P(0)214 rev A; 9821 P(0)215 rev C; 9821 P(0)216 rev A; 9821 P(0)217 rev A; 9821 P(0)218 rev A; 9821 P(0)500 rev B; 9821 P(0)1000 rev C; 9821 T(0)723 rev D; 9821 T(0)724 rev A; 9821 T(0)725 rev A; 9821 T(0)726 rev A; 9821 T(0)727 rev A; 9821 P(0)4000; 9821 P(0)3000 rev 0; 9821 P(0)4000 rev A.

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:  
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)213 rev B; 9821 P(0)214 rev A; 9821 P(0)215 rev C; 9821 P(0)216 rev A; 9821 P(0)217 rev A; 9821 P(0)218 rev A; 9821 P(0)500 rev B; 9821 P(0)1000 rev C; 9821 T(0)723 rev D; 9821 T(0)724 rev A; 9821 T(0)725 rev A; 9821 T(0)726 rev A; 9821 T(0)727 rev A; 9821 P(0)4000; 9821 P(0)3000 rev 0; 9821 P(0)4000 rev A.

MEP Services Stage 3 Report prepared by MKSPAMP Group Limited dated June 2024 (received 05/07/2024); Combined Design and Access and Heritage Statement rev E prepared by Giles Quarme Architects dated July 2024.

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.

- 4 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

a) Sample of sootwashing

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 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). New openings, replacement flooring and servicing would also be installed as part of works to the Grade II listed building which is currently in office use.

Rear extension

It is proposed to replace the existing 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 historic significance of the building.

Windows

It is proposed to replace the existing glazing with new 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. Originally it was proposed to remove the ground floor fanlight from the front façade and replace it with a copy of one found in the hall however this has been removed from the proposal during the course of the application and the existing is to be retained which is welcomed.

Plan form

For the most part, the proposed alterations do not harm plan form and tend to affect modern fabric. In one instance, the first-floor front room, an opening appears to have been infilled. The applicant wished to reopen this opening using glazed Crittall doors. Re-opening this large aperture does not necessarily represent the house's original form. However, given that the fabric is demonstrably not historic, the opening has existed in the past and the applicant has agreed to install a traditional form of solid timber doors instead of Crittall, on balance the alteration is considered acceptable. A new entrance is to be built to the rear enlarging what appears to be a non-original window opening. Here, fabric and spaces to be affected are secondary, so the alteration is considered acceptable.

The original proposal included the removal of the third floor ceiling. This is unacceptable as this is an historic habitable space that would originally have been a bedroom occupied by servants. It would not have had exposed rafters - only farm outbuildings would have -- and it is harmful to the hierarchy of spaces

and the historic character of the house to remove the ceiling. This has now been omitted from the proposal.

#### 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. It is also proposed to replace the existing air conditioning units on the flat roof of the rear infill extension. This would not be considered to have a harmful impact on the special interest of the Grade II listed building. The proposal originally entailed connecting air-handling ducts to the historic first-floor front room. This would have been harmful to the character and fabric of this room. The applicant has removed this aspect from the proposal. Proposals to install ventilation mechanisms in the chimneys of other rooms have been removed. Notwithstanding the M&E drawings, the applicant has undertaken to run services via existing notches and channels. All lighting is to be surface mounted.

#### Floors

It is proposed, where stated, to lay new flooring over existing historic floorboards. While regrettable, this is reversible and allows the use of floor boxes without further harm to historic fabric.

#### Pointing

The pointing is to be repaired. Where present, tuck pointing is to be retained or repaired like for like. After the repairs to the elevations, the building will be sootwashed to return it to its historic appearance. This will be the subject of a condition.

#### Rainwater goods

Initial proposals to replace all rainwater goods with larger modern versions have been removed from the proposal.

Overall, the works will update and upgrade the repair and aesthetic of the listed buildings and would not harm the special interest of the historic building nor the historic plan form and is considered acceptable.

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

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.

As such, the proposal is in general accordance with policy D2 of the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2021 and National Planning Policy Framework 2023.

- 2 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.

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:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name and title.

Daniel Pope  
Chief Planning Officer