

Application ref: 2024/1185/P
Contact: Alan Wito
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Date: 23 July 2024

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

Chantrey Conservation Architects Ltd
The Studio
St Omer
The Street
Draycott
Somerset
BS27 3TH

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
4-11 New Square
Lincoln's Inn Fields
London
Camden
WC2A 3TL

Proposal:

Repairs to external render and windows at basement and ground floor levels.
Drawing Nos: F004/1000; 0400 001/Rev A; 0400/002/A; 0400/003/A; 0400/004/A;
0400/005/A; 0400/006/A; 0400/007/A; 0400/008/A; 0400/009/A; 0400/010/A;
0400/011/A; 0400/012/A; 0400/013/A; 0400/014/A; 0400/015/A; SK 001;

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:

F004/1000; 0400 001/Rev A; 0400/002/A; 0400/003/A; 0400/004/A;
0400/005/A; 0400/006/A; 0400/007/A; 0400/008/A; 0400/009/A; 0400/010/A;
0400/011/A; 0400/012/A; 0400/013/A; 0400/014/A; 0400/015/A; SK 001;

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 if in CA] of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting planning permission:

The application buildings form part of a terrace of eleven seventeenth century chambers, dating from 1690-97 which are Grade II* listed. Part of the special interest of the listed buildings is that they are very well preserved examples of a set of early legal chambers. It is one of the most complete surviving seventeenth century set pieces in London, with uniform facades facing onto a central square.

The site is located in Bloomsbury Conservation Area, in sub area 9 which is centred around the Inns of Court. Its special character and appearance is derived from the marked contrast and transition in scale and sense of enclosure experienced when moving through the interconnected spaces comprising landscaped squares, enclosed courtyards, and narrow passageways and lanes. Much of the sub area has a secluded and peaceful ambience, with a collegiate feel derived from the courtyard elements.

The proposed works are solely to the front facades to address moisture and damp ingress. Thorough analysis of the building and render has identified the causes as being primarily the capping detail at the top of the render and lack of breathability to the walls.

The works repair the historic render and capping using materials and details which match the existing. Where later render is being replaced, this will be done in more suitable and traditional materials which will allow the building walls to better breathe.

A French drain will be installed to aid drainage, but this will be fitted below the paving and leave the appearance of the building unchanged.

The proposed works minimise the loss of historic fabric and leave the appearance of the buildings unchanged. Therefore, the special character and appearance of Bloomsbury Conservation Area, and setting of 1-3 New Square is preserved.

Public consultation was undertaken for this application by means of a press notice and a site notice, but no responses were received. Bloomsbury CAAC was consulted but no response was received.

The site's planning history was taken into account when arriving at this decision.

The proposals preserve the character and appearance of the conservation area and the setting of adjoining listed buildings. As such, the proposal is in general accordance with policies D1 and D2 of the Camden Local Plan 2017 and policies D4 and D5 of the Draft New Camden Local Plan (January 2024). The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework.

Special regard has been attached to the desirability of preserving the character and appearance of the conservation area and setting of the adjoining listed buildings, under s.66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

- 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 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 positioned above the printed name and title.

Daniel Pope
Chief Planning Officer