

Application ref: 2024/2713/P
Contact: Adam Greenhalgh
Tel: 020 7974 6341
Email: Adam.Greenhalgh@camden.gov.uk
Date: 13 August 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

Stamos Yeoh Architects Ltd
First Floor, The Old Town Hall
354 Mare Street
Hackney
LONDON
E8 1HR

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

30 Lincoln's Inn Fields
London
WC2A 3PD

Proposal: Replacement of 2no. existing windows with 2no. French doors, enlargement of existing rear door, replacement of existing front entrance door & addition of fall arrest roof access ladder.

Drawing Nos: 1409/EX/H1000, 1409/06/H1000, 1409/06/H1001, Planning, Heritage and Design & Access Statement (Stamos Yeoh Architects - June 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 document and drawings:

1409/EX/H1000, 1409/06/H1000, 1409/06/H1001, Planning, Heritage and

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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting planning permission:

Section 72(1) of the Listed Buildings Act 1990 states In the exercise of various functions under the Planning Acts in relation to land in conservation areas (including determination of planning applications) the Council is required to pay special attention to the desirability of preserving or enhancing the character and appearance of the Conservation Area.

Section 66(1) of the Listed Buildings Act 1990 states In considering whether to grant planning permission for development which affects a listed building or its setting, the Council is required to have special regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses.

The proposed works involve minor alteration of existing windows, doors and provision of a small and relatively concealed access ladder. There is no meaningful alteration to the overall scale, character or appearance of the host building. The works preserve the character and appearance of the Bloomsbury Conservation Area and do not harm the setting of the neighbouring listed buildings.

The proposals would not harm the amenity or living conditions at any neighbouring sites. The site does not directly adjoin any residential sites and the proposed alterations would not result in any overlooking or loss of visual amenity at any neighbouring sites.

There are no other planning issues (e.g. sustainability, transport, ecology, flooding etc.) associated with the proposals.

The site's planning history and the planning history of the neighbouring sites have been taken into consideration in the assessment of the proposal.

As such, the proposal would not harm the townscape quality of the building, the significance of the Conservation Area or the amenity of any neighbouring occupiers. The proposal therefore complies with policies A1, D1 and D2 of the Camden Local Plan. It would also comply with the London Plan 2021 and the NPPF 2023.

- 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 2023.

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