

Application ref: 2024/1482/L
Contact: David McKinstry
Tel: 020 7974 1204
Email: David.McKinstry@camden.gov.uk
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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

Montagu Evans
70 St Mary Axe
London
EC3A 8BE
United Kingdom

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**1-11 Stone Buildings
Lincoln's Inn
London
WC2A 3NN**

Proposal:

Installation of Lightning Protection System

Drawing Nos: Site location plan; Heritage, Design and Access Statement Option 3
September 2024; Drawings numbered: HSLISB IWD XX XX DR E 5100; HSLISB IWD
XX XX DR E 5810; HSLISB IWD XX XX DR E 5812; HSLISB IWD XX XX DR E 5811;
HSLISB IWD XX XX DR E 5814; HSLISB IWD XX XX DR E 5813; HSLISB IWD XX XX
DR E 5820; HSLISB IWD XX XX DR E 5818; HSLISB IWD XX XX DR E 5816; HSLISB
IWD XX XX DR E 5822; HSLISB IWD XX XX DR E 5817; HSLISB IWD XX XX DR E
5823; HSLISB IWD XX XX DR E 5823; HSLISB IWD XX XX DR E 5821; HSLISB IWD
XX XX DR E 5815; HSLISB IWD XX XX DR E 5824; HSLISB IWD XX XX DR E 5819;
HSLISB IWD 01 XX DR E 5803;

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: Site location plan; Heritage, Design and Access Statement Option 3 September 2024; Drawings numbered: HSLISB IWD XX XX DR E 5100; HSLISB IWD XX XX DR E 5810; HSLISB IWD XX XX DR E 5812; HSLISB IWD XX XX DR E 5811; HSLISB IWD XX XX DR E 5814; HSLISB IWD XX XX DR E 5813; HSLISB IWD XX XX DR E 5820; HSLISB IWD XX XX DR E 5818; HSLISB IWD XX XX DR E 5816; HSLISB IWD XX XX DR E 5822; HSLISB IWD XX XX DR E 5817; HSLISB IWD XX XX DR E 5823; HSLISB IWD XX XX DR E 5823; HSLISB IWD XX XX DR E 5821; HSLISB IWD XX XX DR E 5815; HSLISB IWD XX XX DR E 5824; HSLISB IWD XX XX DR E 5819; HSLISB IWD 01 XX DR E 5803;

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.

Informative(s):

- 1 Site and Significance

Stone Buildings is a Grade I listed building in the Bloomsbury Conservation Area. Numbers 8-11 were built in 1775-1780 to a design by Sir Robert Taylor. Their significance includes their architectural design and materials, their planform, evidential value as purpose-built C18th offices and chambers and their townscape value including their positive contribution to the character and appearance of the Bloomsbury Conservation area.

Proposed Works

Installation of a lightning protection system.

Impact of Proposed Works on Significance

The initial proposal was deemed to be excessively visually evasive. Following a site visit an amended layout was invited which the proposal subject to this consent (called Option 3 in the submitted documents).

Each option uses down conductors which have been aligned with the building contours and will match the stone colour to further minimise visibility of the system. To further minimise the appearance, the conductors will be in a grey

PVC which most closely aligns with the stone colour.

The proposed option combines the original design with the use of HVI masts (5m heights). On the main façade, the masts are set back from the parapet walls and there are no down conductors to preserve the clean elevation (overlooking the Inn's 'North Gardens'). The design considers the options discussed and reduces visibility of the system from ground level. Ingleton Wood conducted testing and have placed the HVI masts as far back from the façade as is feasible for the functionality of the system.

Although the rods are taller, there will be no down conductors on pristine west façade overlooking North Gardens. All required down conductors will be positioned in/on the corners, reducing the visibility.

The works do not involve the loss of any C18th fabric and preserve the special architectural and historic interest of the listed building and its positive contribution to the character and appearance of the Bloomsbury Conservation Area. The works are justified on the basis of safeguarding a Grade I listed building from the event of fire caused by lightning which is considered to be clear and convincing justification.

Historic England has been consulted and has authorised the local authority to determine the application. The Bloomsbury CAAC has been consulted and raises no objection to the works.

Section 16(2) of the Listed Buildings Act 1990 (Planning (Listed Buildings and Conservation Areas) Act 1990) In considering whether to grant listed building consent for any works, the Council is required to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest, which it possesses. The proposed works are considered to preserve the special architectural and historic interest of the listed building.

As such, the proposal is in general accordance with policy D2 of the Camden Local Plan 2017 and policy 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.

The site's planning history has been taken into account when making this decision

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

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

- 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 paragraph 38 of the National Planning Policy Framework 2021.

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', written in a cursive style.

Daniel Pope
Chief Planning Officer