

Application ref: 2024/1829/P
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Date: 31 October 2024

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

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www.camden.gov.uk/planning

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

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Great Hall and Library Complex
Strong Rooms
Lincoln's Inn
London
WC2A 3UP

Proposal:

External works to involve replacement of two rooftop chiller units, replacement of chilled water pipework and installation of room conditioning plant

Drawing Nos: HSLISR-IWD-XX-XX-DR-A-2400 Rev P01, HSLISR-IWD-XX-XX-DR-A-410 Rev P01, HSLISR-IWD-XX-BM-DR-M-4600 Rev P02, HSLISR-IWD-XX-RF-DR-M-4100 Rev P01, HSLISR-IWD-XX-00-DR-M-4601 Rev P02, HSLISR-IWD-XX-01-DR-M-4602 Rev P02, HSLISR-IWD-XX-02-DR-M-4603 Rev P02, HSLISR-IWD-XX-RF-DR-M-4604 Rev P02, Design & Access Statement, Noise Survey and Plant Noise Egress Limits.

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: HSLISR-IWD-XX-XX-DR-A-2400 Rev P01, HSLISR-IWD-XX-XX-DR-A-410 Rev P01, HSLISR-IWD-XX-BM-DR-M-4600 Rev P02, HSLISR-IWD-XX-RF-DR-M-4100 Rev P01, HSLISR-IWD-XX-00-DR-M-4601 Rev P02, HSLISR-IWD-XX-01-DR-M-4602 Rev P02, HSLISR-IWD-XX-02-DR-M-4603 Rev P02, HSLISR-IWD-XX-RF-DR-M-4604 Rev P02, Design & Access Statement, Noise Survey and Plant Noise Egress Limits.

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

Reason: To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by noise from mechanical installations/ equipment in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 5 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 ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by vibration 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 planning permission:

The applicant has a previously consented system that controls the climate within two strongrooms containing valuable books. This system has now failed and the applicant wishes to replace it. The replacement system comprises of

two large emitters, one in each strongroom. Coolant pipes from these descend through the floor into a basement where they join a considerable number of other services carried in trays at ceiling level. The pipes travel to the front of the building, where they rise through reception, concealed behind panelling, up through a riser in the ladies' lavatories, then up into a former tank room and then up through the ceiling to the roof. At roof level, they cross a flat lead surface and terminate at a pair of condensers/chiller units and plant equipment which are also to be replaced and renewed.

The applicant wants to replace the system like-for-like using the same positions, number and extent of devices and servicing routes and chiller units. As such, there would be limited visual impact. There would be limited views from street level, where the new chillers would be read amongst existing roof level plant. The proposals are therefore not considered to unduly impact the character and appearance of the Bloomsbury Conservation Area and there is no impact on the significance of the listed building and so the alterations are acceptable.

The Council's Conservation Officer has reviewed the proposal and considers that, overall, it would result in 'less than substantial harm' to the listed building's significance due to the minor loss of historic fabric from the proposed works. This harm is balanced by the heritage benefits of the internal works (assessed as part of the associated application for listed building consent, ref. 2024/2067/L).

Due to the location and nature of the proposals they would not harm neighbouring amenity by way of loss of outlook, daylight or privacy.

Although the Council generally seeks to resist comfort cooling, in this instance, the proposed units would replace existing chillers serving the same internal areas to provide cooling to temperature-controlled spaces and would be more efficient. As such, the proposed cooling is accepted in this instance.

A noise assessment has been submitted which assesses the impact of the proposed equipment in terms of noise emissions on the worst affected neighbouring residential windows. The report has been reviewed by the Council's Environmental Health Officer who confirms that appropriate noise guidelines have been followed, and the calculations show that the noise emission levels of the proposed plant meet the Local Authority criteria during the operating period with specified mitigation and should not have an adverse impact on the nearest sensitive receivers. Approval shall be subject to conditions requiring compliance with Camden's noise standards.

Special regard has been attached to the desirability of preserving or enhancing the listed building, its setting and its features of special architectural or historic interest, and the conservation area under s.66 and s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

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

As such, the proposed development is in general accordance with policies A1, A4, 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 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.

- 5 Biodiversity Net Gain (BNG) Informative (1/2):

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 ("1990 Act") is that planning permission granted in England is subject to the condition ("the biodiversity gain condition") that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The local planning authority (LPA) that would approve any Biodiversity Gain Plan (BGP) (if required) is London Borough of Camden.

There are statutory exemptions and transitional arrangements which mean that

the biodiversity gain condition does not always apply. These are summarised below, but you should check the legislation yourself and ensure you meet the statutory requirements.

Based on the information provided, this will not require the approval of a BGP before development is begun because it is below the de minimis threshold (because it does not impact an onsite priority habitat AND impacts less than 25 square metres of onsite habitat with biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat).

++ Summary of transitional arrangements and exemptions for biodiversity gain condition

The following are provided for information and may not apply to this permission:

1. The planning application was made before 12 February 2024.
2. The planning permission is retrospective.
3. The planning permission was granted under section 73 of the Town and Country Planning Act 1990 and the original (parent) planning permission was made or granted before 12 February 2024.
4. The permission is exempt because of one or more of the reasons below:
 - It is not "major development" and the application was made or granted before 2 April 2024, or planning permission is granted under section 73 and the original (parent) permission was made or granted before 2 April 2024.
 - It is below the de minimis threshold (because it does not impact an onsite priority habitat AND impacts less than 25 square metres of onsite habitat with biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat).
 - The application is a Householder Application.
 - It is for development of a "Biodiversity Gain Site".
 - It is Self and Custom Build Development (for no more than 9 dwellings on a site no larger than 0.5 hectares and consists exclusively of dwellings which are Self-Build or Custom Housebuilding).
 - It forms part of, or is ancillary to, the high-speed railway transport network (High Speed 2).

Biodiversity Net Gain (BNG) Informative (2/2):

6 + Irreplaceable habitat:

If the onsite habitat includes Irreplaceable Habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements. In addition to information about minimising adverse impacts on the habitat, the BGP must include information on compensation for any impact on the biodiversity of the irreplaceable habitat. The LPA can only approve a BGP if satisfied that the impact on the irreplaceable habitat is minimised and appropriate arrangements have been made for compensating for any impact which do not include the use of biodiversity credits.

++ The effect of section 73(2D) of the Town and Country Planning Act 1990
If planning permission is granted under section 73, and a BGP was approved in relation to the previous planning permission ("the earlier BGP"), the earlier BGP may be regarded as approved for the purpose of discharging the biodiversity gain condition on this permission. It will be regarded as approved if the conditions attached (and so the permission granted) do not affect both the

post-development value of the onsite habitat and any arrangements made to compensate irreplaceable habitat as specified in the earlier BGP.

++ Phased development

In the case of phased development, the BGP will be required to be submitted to and approved by the LPA before development can begin (the overall plan), and before each phase of development can begin (phase plans). The modifications in respect of the biodiversity gain condition in phased development are set out in Part 2 of the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024.

- 7 Based on the information available this permission will not require the approval of a Biodiversity Gain Plan before development is begun because It is below the de minimis threshold it does not impact an onsite priority habitat AND impacts less than 25 square metres of onsite habitat with biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat.

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. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

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