

02 December 2024

Delivered via Planning Portal (PP-13582207)

Brendan Versluys
Camden Council
Planning – Development Control
Camden Council
Camden Town Hall
London
WC1H 8ND

Dear Brendan,

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

20-23 LINCOLN'S INN FIELDS, CAMDEN, LONDON, WC2A 3ED

On behalf of our client, Dorrington PLC ('the Applicant'), we hereby submit an application seeking planning permission to the London Borough of Camden ('LB Camden'), in its role as the Local Planning Authority ('LPA') in respect of the above site for the following proposed development:

“Erection of new extension to stair core, lift overrun and accessible WC at roof level; upgrade and extension of existing roof terrace including replacement handrails and escape stair; extension and alteration of lower roof including new plant and acoustic plant enclosure; re-configuration of existing main entrance steps and installation of new access ramp; removal of window and door in lower ground floor lightwell and installation of replacement door; re-configuration of ground floor Whetstone Park façade, including replacement of 2no. existing windows with new doors to ensure firefighting access/escape route and access to a new dedicated refuse store and infill of 2no. garage doors with brick to match existing and insertion of 1no. full height window; and associated hard and soft landscaping.”

The Site and Proposals

The Site forms No. 20-23 Lincoln's Inn Fields, located within LB Camden, and comprises basement plus six storey building in use as a set of commercial office building (Use Class E). The building is bounded by Lincoln's Inn Fields to the south and Whetstone Park to the north. The buildings adjoining the site nos. 15-19 and 24-25 Lincoln's Inn Fields are Grade II listed and comprises 4 and 5 storeys of which nos. 15-19 are also owned by the Applicant.

In terms of the wider surrounding uses and character, Lincoln's Inn Fields typifies this central and mixed use part of London, and includes a range of commercial (business, retail, food, and beverage), higher

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education, cultural and residential (including student accommodation) uses, typical of this part of the Central Activities Zone (CAZ).

The Applicant has engaged in pre-application discussions with LB Camden officers in advance of submitting the application. Through this collaborative process, the proposal has evolved and responded to a number of the Council's comments around design and heritage. The pre-application process has culminated in this submitted proposal which aims to secure much needed internal refurbishment/alteration works to the existing property, as well as works to the access points at the front of the site to create a more accessible frontage to the office building; and to provide minor alterations to maximise use at the rear of the building.

The proposals therefore provide an excellent opportunity to refurbish and sensitively optimise, what is a currently an underutilised office building, so that it can provide modern, fit for purpose, high quality office accommodation that protects the long-term viable use of the site that will perform at a higher environmental standard.

Submission Documents

The following documents have been submitted in support of this application in addition to the requisite application fee of £578 (+£64 service charge):

- Application Form/CIL Form/Ownership Certificates, prepared by Turley;
- Covering Letter, prepared by Turley;
- Existing and proposed drawings, prepared by ORMS;
- Design and Access Statement (DAS) (including Landscape Strategy and Lighting Assessment), prepared by ORMS;
- Heritage Statement, prepared by Turley Heritage; and
- Acoustic Report, prepared by RSK Acoustics.

We trust that the information provided is sufficient to enable the Council to validate and permit this full planning application and look forward to receiving confirmation of this at the earliest opportunity. In the meantime, please contact myself or my colleague Jordan Bishop (Jordan.Bishop@turley.co.uk) at these offices if you have any queries.

Yours sincerely,



Samuel Brown
Associate Director

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