

Application ref: 2024/5404/P  
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Date: 28 January 2025

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

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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:

**The Honourable Society Of Lincoln's Inn Treasury Office**  
**Lincoln's Inn Fields**  
**London**  
**WC2A 3TL**

Proposal: Fabric repairs and alterations to include the removal of inappropriate materials (cement mortars and bricks) and the introduction of new safety access equipment. Roof repairs. Works are proposed to the following properties: No1 - No2 - No3 - No4 No5 No6 No7 No8 No9 No10 No11 No11A - Thomas More House No53 Carey Street No54 Carey Street No55 Carey Street

Drawing Nos: F004/100; F004/101; ; (0400.)150; 151; 152; 153; 154; 155; 156; 156; 157; 158; 159; 160; 161; 162; 200; 021; 202; 203; 204; 205; 206; 207; 208; 209; 210; 211; 212; 220; 221; 222; 223; 224; 225; 226; 227; 228; 229; 230; 231; 232; 233; 234; 235; 236; 237; 238; 239; 240; 241; 242; 243; 244; 245; 246; 247; 248; 249; BSS-14331-001-0-NS1-NS4 - Assets-PR (Safety Systems); BSS-14331-001-0-NS6-NS8 - Assets-PR (Safety Systems); BSS-14331-001-0-NS10- NS11- Assets-PR (Safety Systems); BSS-14331-001- 003; BSS-14331-005- 009; BSS-14331-010- 014; Historic Building Assessment, March 2012 (Donald Insall Associates); Render Study and Damp Investigations - Pages 1-40 (b2 architects); Render Study and Damp Investigations - Pages 41-56 (b2 architects); Render Study and Damp Investigations- Pages 57-90 (b2 architects); Render Analysis for No 1 (Rose of Jericho); Paint Analysis report, Nov 2023 (Lisa Oestericher); Render and paint report, Dec 2023 (Chantrey Conservation Architects Ltd) and Design, Access & Heritage Statement - Sept 2024 (Chantrey Conservation Architects Ltd)

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: F004/100; F004/101;(0400.)150; 151; 152; 153; 154; 155; 156; 156; 157; 158; 159; 160; 161; 162; 200; 021; 202; 203; 204; 205; 206; 207; 208; 209; 210; 211; 212; 220; 221; 222; 223; 224; 225; 226; 227; 228; 229; 230; 231; 232; 233; 234; 235; 236; 237; 238; 239; 240; 241; 242; 243; 244; 245; 246; 247; 248; 249; BSS-14331-001-0-NS1-NS4 - Assets-PR (Safety Systems); BSS-14331-001-0-NS6-NS8 - Assets-PR (Safety Systems); BSS-14331-001-0-NS10- NS11- Assets-PR (Safety Systems); BSS-14331-001- 003; BSS-14331-005- 009; BSS-14331-010- 014; Historic Building Assessment, March 2012 (Donald Insall Associates); Render Study and Damp Investigations - Pages 1-40 (b2 architects); Render Study and Damp Investigations - Pages 41-56 (b2 architects); Render Study and Damp Investigations- Pages 57-90 (b2 architects); Render Analysis for No 1 (Rose of Jericho); Paint Analysis report, Nov 2023 (Lisa Oestericher); Render and paint report, Dec 2023 (Chantrey Conservation Architects Ltd) and Design, Access & Heritage Statement - Sept 2024 (Chantrey Conservation Architects Ltd)

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 permission.

The works include fabric repairs and alterations to include some re-roofing, replacement rooflights, new safety ladders and handrails, the remodelling of parapet gutters and their lining with stainless-steel, the addition of leadwork where missing or in disrepair, offsetting downpipes and replacing Upvc rainwater goods with cast iron and the introduction of a French drain. Historic England has authorised the Local Authority to determine the works as it sees fit.

The majority of the works in terms of extent are like-for-like repair or the replacement of unsympathetic materials (Upvc, cement mortar etc) with more historically appropriate materials (cast iron, lime mortar etc). The introduction of new rooftop safety equipment is also proposed but this of a reasonable scale and appearance in terms of its impact on the listed buildings and wider conservation area.

The Council's Conservation Officer has reviewed the proposal and has raised no objections. The application site's planning history has been taken into account when coming to this decision.

There are no amenity concerns raised as a result of the proposed works. The Bloomsbury CAAC were notified but have not commented on the submissions. No other comments have been received during the public consultation.

Special regard has been attached to the desirability of preserving the listed building and its setting or any features of special architectural or historic interest which it possesses, and to preserving or enhancing the character or appearance of the conservation area, under s.66 and s72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

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 2024.

- 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](http://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 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).

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.


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

A handwritten signature in black ink, appearing to read 'DP', is centered on a light grey rectangular background.

Daniel Pope  
Chief Planning Officer