

Application ref: 2024/5456/L  
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**Development Management**  
Regeneration and Planning  
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Chantrey Conservation Architects Ltd  
The Studio  
St Omer  
The Street  
Draycott  
Somerset  
BS27 3TH

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent 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 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: 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: 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 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. In addition, chimneys will be repointed where necessary with lime mortar once cement mortar has been removed. Helibar fixings are also proposed within mortar joints where these are required to prevent the chimneys from further

deterioration.

The brickwork on the rest of the elevations is also proposed to be repointed where necessary and cleaned using a light Thermatech cleaning methodology, and a more intense cleaning in the form of ammonium carbonate poulticing is proposed the black skins/sulphation found on some of the more protected where water washing does not occur.

At basement level render will be patch repaired rather than changed wholesale, and the proposed French drain will help divert future water ingress into the basement area away from it.

Almost all the windows are single glazed timber windows and mostly sash windows of various dates and varying detail. These all require a light overhaul and redecoration. Where extensive decay has occurred, scarf repair using a like-for-like timber is proposed. Plastic repairs will be used for small holes and putty will be replaced where cracked.

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). There is the introduction of new rooftop safety equipment but in all cases 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. 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 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.
- 3 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.

- 4 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.

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:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Daniel Pope  
Chief Planning Officer