

Mr David Sparrow  
Robert Hutson Architects Limited  
94 Leonard Street  
London  
EC2A 4RH

Application Ref: **2010/3759/P**  
Please ask for: **Charles Thuair**  
Telephone: 020 7974 **5867**

6 October 2010

Dear Sir/Madam

### **DECISION**

Town and Country Planning Acts 1990 (as amended)  
Town and Country Planning (General Development Procedure) Order 1995  
Town and Country Planning (Applications) Regulations 1988

### **Full Planning Permission Granted Subject to a Section 106 Legal Agreement**

Address:

**61 - 62 Lincoln's Inn Fields**

**(Incorporating 36 - 38 Kingsway & 40 - 42 Kingsway)**

**London**

**WC2A 3PX**

Proposal:

Change of use from office and erection of extensions at 61 - 62 Lincolns Inn Fields, 36 - 38 Kingsway and 40 - 42 Kingsway to form a hotel, residential, conference facilities, restaurant, bar and retail uses; roof alterations and extensions with roof plant to 5th -9th floors of 36 - 38 Kingsway; rear extensions and facade alterations at all levels within internal lightwell between Kingsway and Lincoln Inn Fields blocks; roof extension, terraces and plant to 40 - 42 Kingsway; alterations to forecourt of 61 - 62 Lincolns Inn Fields.

Drawing Nos: Access Statement; Schedule of Listed Building Works; Sunlight Daylight Assessment; Employment Statement; Marketing research; Energy Strategy; BREEAM Report; Transport Statement; Acoustic Report General; Acoustic Report Residential; Mechanical and Electrical Plant Specifications; Crime Prevention Statement;

PL/001; PL/002; PL/003; PL/004; PL/005; PL/006; PL/007; PL/023A; PL/024; PL/026; PL/027; PL/031B; PL/032B; PL/033B; GA/097A; GA/098A; GA/099A; GA/100G; GA/101B; GA/102C; GA/103C; GA/104C; GA/105C; GA/106C; GA/107C; GA/108C; GA/109C; GA/110A; GA/200B; GA/201C; GA/300B; GA/301A; GA/302C; GA/305B; GA/306B;



GA/307A; GA/310A; GA/313;

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 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 B1 and B7 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 3 Notwithstanding the details shown on the plans hereby approved, the details of elevations and sections at scale 1:20 of the shopfronts at 36-38 Kingsway shall not be otherwise than as those submitted to and approved by the Council before any work is commenced on the relevant part of the development. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies B1 and B7 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 4 The details of the sections, elevations and facing materials to be used on the proposed roof extension, plant enclosures and terrace screens on the 6th floor of 40-42 Kingsway shall not be otherwise than as those submitted to and approved by the Council before any work is commenced on the relevant part of the development. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies B1, B6 and B7 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 5 The details of any permanent structures, furniture, planters, flagpoles, and the proposed landscaping to the front forecourt and lightwells of 61-62 Lincolns Inn Fields shall not be otherwise than as those submitted to and approved by the Council before any work is commenced on the relevant part of the development. The relevant part of the works shall not be carried out otherwise than in

accordance with the details thus approved.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies B1 and B7 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 6 All architectural features on the front elevation of 36-38 Kingsway, particularly the existing gable and cupola, shall be retained and repaired to match the original work.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies B1 and B7 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 7 A sample panel of the facing materials (stone and slate) for 36-38 Kingsway shall be provided on site and approved by the Council before the relevant parts of the works are commenced and the development shall be carried out in accordance with the approval given. The sample panel shall be retained on site until the work has been completed.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies B1 and B7 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 8 Detailed drawings in respect of the following relating to 36-38 Kingsway shall be submitted to and approved in writing by the Council before the relevant part of the work is begun:
- a) Plan, elevation and section drawings of all new windows at a scale of 1:10 with typical glazing bar details at 1:1.
  - b) Notwithstanding the details shown on the approved plans, plan, elevation and section drawings of a typical bay of the new 5th floor facade at a scale of 1:10.
  - c) New cornices.

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies B1 and B7 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 9 The use of the Class A3 restaurant hereby permitted shall not be carried out outside the following times- 6am to midnight daily.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies SD6 and R1B/R2/R3 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 10 Before the residential use commences, additional sound insulation shall be provided between the existing ground floor bar and proposed 1st floor flat at 40-42 Kingsway in accordance with a scheme to be first approved by the local planning authority. The use shall thereafter not be carried out other than in complete

compliance with the approved scheme.

Reason: To safeguard the amenities of future occupants of the proposed flat, in accordance with the requirements of policies SD6 and SD7 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 11 Before the residential use commences, additional sound insulation shall be provided to the front windows of the proposed flats at 40-42 Kingsway in accordance with a scheme to be first approved by the local planning authority and in compliance with recommendations of the acoustic report hereby approved. The use shall thereafter not be carried out other than in complete compliance with the approved scheme.

Reason: To safeguard the amenities of future occupants of the proposed flats, in accordance with the requirements of policies SD6 and SD7 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 12 Before the use commences, details of all external ventilation and extraction equipment and roof plant, including details of any sound attenuation and screen enclosures, shall be submitted to and approved by the Council. The development shall not be carried out otherwise than in accordance with any approval given and shall thereafter be maintained in effective order to the reasonable satisfaction of the Council.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies SD6, SD7B, SD8, Appendix 1 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 13 Noise levels at a point 1 metre external to sensitive facades shall be at least 5dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment are in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 10dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies SD6, SD7B, SD8 and Appendix 1 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 14 Before the development commences, details of the location, design and method of waste storage and removal (including recycled materials) shall be submitted to and approved by the Council and the approved facility shall therefore be provided prior to the first occupation of any of the new units and permanently maintained and retained thereafter.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies SD6, SD7B, SD8, Appendix 1 and R1B/R2/R3 of the London Borough of Camden Replacement

Unitary Development Plan 2006.

- 15 Before the development commences, details of the proposed cycle storage area for 31 cycles shall be submitted to and approved by the Council. The approved facility shall thereafter be provided in its entirety prior to the first occupation of any of the new units, and permanently maintained and retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities, in accordance with the requirements of policy T3 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 16 No development shall take place until the applicant has implemented a programme of archaeological investigation which has been submitted by the applicant and approved by the Council. The development shall only take place in accordance with the detailed scheme pursuant to this condition. The archaeological works shall be carried out by a suitably qualified investigating body acceptable to the Council.

Reason: Important archaeological remains may exist on this site. Accordingly the Council wishes to secure the provision of archaeological investigation and the subsequent recording of the remains prior to development in accordance with the requirements of policy B8 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 17 The development hereby permitted shall be carried out in accordance with the following approved plans-  
Access Statement; Schedule of Listed Building Works; Sunlight Daylight Assessment; Employment Statement; Marketing research; Energy Strategy; BREEAM Report; Transport Statement; Acoustic Report General; Acoustic Report Residential; Mechanical and Electrical Plant Specifications; Crime Prevention Statement; PL/001; PL/002; PL/003; PL/004; PL/005; PL/006; PL/007; PL/023A; PL/024; PL/026; PL/027; PL/031B; PL/032B; PL/033B; GA/097A; GA/098A; GA/099A; GA/100G; GA/102C; GA/103C; GA/104C; GA/105C; GA/106C; GA/107C; GA/108C; GA/109C; GA/110A; GA/200B; GA/201C; GA/300B; GA/301A; GA/302C; GA/305B; GA/306B; GA/307A; GA/310A; GA/313;

Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

- 1 In good time, prior to the start of construction (or if appropriate, demolition) on site, the contractor shall discuss and agree with the Council's Highways Management Team (tel: 020-7974 6956) detailed arrangements for the transportation of goods and materials to and from the site. The Council will prosecute those responsible for any breaches of the provisions of the Highways and Litter Acts which occur as a result of construction on the site.
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which 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, Argyle Street WC1H 8EQ, (tel: 020-7974 2363).

- 3 This site is within an area of archaeological significance/archaeological potential where development is likely to result in the destruction of ancient remains. Your attention is drawn to the British Archaeologists and Developers Liaison Group Code of Practice agreed by the British Property Federation and the Standing Conference of Archaeological Unit Managers. The Council recognises and endorses this Code and will expect the developer and approved archaeological organisations to abide by its provisions.
- 4 Your attention is drawn to the need for compliance with the requirements of the Planning and Public Protection Division (Compliance and Enforcement Team), Camden Town Hall, Argyle Street, WC1H 8EQ, (tel: 020 7974 5613) particularly in respect of arrangements for ventilation and the extraction of cooking fumes and smells.
- 5 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 are advised to consult the Council's Planning and Public Protection Division (Compliance and Enforcement Team), Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 5613 or by email [ppp@camden.gov.uk](mailto:ppp@camden.gov.uk) or on the website [www.camden.gov.uk/pollution](http://www.camden.gov.uk/pollution)) or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 6 You are advised that condition 9 means that no customers shall be on the premises and no activities associated with the use, including preparation and clearing up, shall be carried out otherwise than within the permitted time.
- 7 You are reminded that filled refuse sacks shall not be deposited on the public footpath, or forecourt area until within half an hour of usual collection times. For further information please contact the Council's Street Environment Service (Rubbish Collection) on 020 7974 6914. or by email [recycling@camden.gov.uk](mailto:recycling@camden.gov.uk) or on the website [www.camden.gov.uk/recycling](http://www.camden.gov.uk/recycling)
- 8 This permission is granted without prejudice to the necessity of obtaining consent under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007. Application forms may be obtained from the Council's website, [www.camden.gov.uk/planning](http://www.camden.gov.uk/planning) or from the Council's One Stop Reception, Environment Department, Camden Town Hall, Argyle Street WC1H 8EQ. (Tel: 020 7974 5613 or email [env.devcon@camden.gov.uk](mailto:env.devcon@camden.gov.uk)). You are also reminded that planning permission and/or advert consent will be required for the proposed flags and associated flagpoles on the elevation of Lincolns Inns Fields.
- 9 If a revision to the postal address becomes necessary as a result of this development, application under Part 2 of the London Building Acts (Amendment) Act 1939 should be made to the Council's Records and Information Team, Culture and Environment Directorate, Environment Department (Street Naming & Numbering) Camden Town Hall, Argyle Street, WC1H 8EQ (tel: 020-7974 5613).

- 10 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Urban Design and Renewal, Camden Town Hall, Argyle Street, WC1H 8EQ.
- 11 The correct street number or number and name must be displayed permanently on the premises in accordance with regulations made under Section 12 of the London Building (Amendments) Act 1939.
- 12 The Council supports schemes for the recycling of bottles and cans and encourages all hotels, restaurants, wine bars and public houses to do so as well. Further information can be obtained by telephoning the Council's Street environment Service (Recycling) on 0207 974 6914 or by email [recycling@camden.gov.uk](mailto:recycling@camden.gov.uk) or on the website [www.camden.gov.uk/recycling](http://www.camden.gov.uk/recycling).
- 13 Reasons for granting planning permission.

The proposed development is in general accordance with the policy requirements of the London Borough of Camden Replacement Unitary Development Plan 2006, with particular regard to the following policies:

SD1 - Quality of life, SD2 - Planning obligations, SD3 - mixed use, SD6 - Amenity for occupiers & neighbours, SD7 - pollution, SD8 - disturbance, SD9 - resources and energy, B1 - General design principles, B3 - Alterations and additions, B6 - listed buildings, B7 - Conservation Areas, N4 - public open space, N5 - biodiversity, H1- new housing, H3 - existing housing, H7 - Lifetime Homes, H8 - Housing mix, E2 - Retention of existing business uses, C5 - tourism uses, R1 - location of new retail etc uses, R2 - impact of retail etc uses, R3 - assessment of food and drink uses, T3 - Pedestrians and cycles, T4 - public transport, T8 - Car-free housing and car capped housing, T9 - Impact of parking, T12 - works affecting highways.

Furthermore the proposal accords with the specific policy requirements in respect of the following principle considerations:-

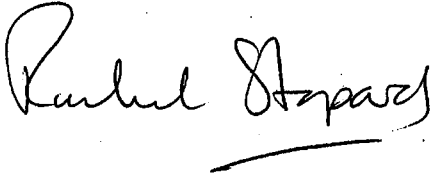
The loss of office and creation of a new hotel is acceptable here in landuse and transport policy terms, subject to contributions for employment opportunities and pedestrian improvements. The provision of new housing is welcomed and acceptable in terms of mixed use policies. The expanded retail and restaurant uses are acceptable in this central London frontage. The alterations to the listed building are respectful of its interior; the extensions and remodelling of the elevations of the Kingsway block are acceptable in bulk and design and preserve the character of the conservation area. The new uses and associated plant will not harm neighbour amenity. The new housing is acceptable in terms of amenity standards subject to conditions.

- 14 You are advised that policy H7 of the Replacement Unitary Development Plan 2006 encourages all new housing developments to be accessible to all and to meet "Lifetime Homes" standards, and the Council welcomes any measures that can be introduced to facilitate this. You are advised to consult the Access Officer,

Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 5214) to ensure that the internal layout of the building is acceptable with regards to accessibility by future occupiers and their changing needs over time.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line drawn underneath it.

Rachel Stopard  
Director of Culture & Environment

It's easy to make, pay for, track and comment on planning applications on line. Just go to [www.camden.gov.uk/planning](http://www.camden.gov.uk/planning).