

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

Application Ref: **2010/3759/P**
Please ask for: **Charles Thuaire**
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.

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