

Mr James Dexter
Dexter Building Design Ltd
Caswell Park
Caswell Lane
Clapton in Gordano
Bristol
BS20 7RT

Application Ref: **2009/1748/P**
Please ask for: **Jonathan Markwell**
Telephone: 020 7974 2453

29 July 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:
71 Lincoln's Inn Fields
London
WC2A 3JF

Proposal:

Retention of change of use from office (Class B1) to five self-contained residential units (4x1 bed and 1x3 bed) at first, second and third floor level (Class C3); Erection of a mansard roof extension to create additional living accommodation for third floor unit and associated alterations.

Drawing Nos: Site Location Plan; DAL/079/PL/0109/001; DAL/079/PL/0109/002, as received 06/10/2009; DAL/079/PL/0109/003, as received 06/10/2009; DAL/079/PL/0109/004, as received 06/10/2009; DAL/079/PL/0109/005, as received 06/10/2009; DAL/079/PL/0109/007, as received 13/10/2009; DAL/079/PL/0109/009 (Existing Sections and Roof Plan), as received 06/10/2009; DAL/079/PL/0109/009 (Proposed Gate Street Streetscene), as received 13/10/2009; DAL/079/PL/0109/010; DAL/079/PL/0109/011; DAL/079/PL/0109/012; DAL/079/PL/0109/013; Planning Supporting Statement, April 2009; Safeguard - Oldroyd Fixing Guide for Flat Green Roofs; The Code for Sustainable Homes Design Stage Assessment by Bristol DEA Ltd; Letter from Dexter Building Design Ltd, dated 07/08/2009; Letter from Drivers&Norris, dated 11/05/2009; Computer Generated Images x8, as received 20/10/2009.



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 (General design principles) and B7 (Conservation areas) of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 3 Prior to the first occupation of the roof extension hereby approved, a plan showing details of the green roof including species, planting density, substrate and a section at scale 1:20 showing that adequate depth is available in terms of the construction and long term viability of the green roof, and a programme for an initial scheme of maintenance shall be submitted to and approved in writing by the local planning authority prior to construction. The green roof shall be fully provided prior to occupation, in accordance with the approved details and maintained in accordance with the approved scheme of maintenance. The green roof will be retained permanently thereafter.

Reason: To ensure that the green roof is suitably designed and maintained in accordance with the requirements of policies SD9 (Resources and energy), N5 (Biodiversity) and B1 (General design principles) of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 4 The windows (facing No. 70 Lincoln's Inn Fields) on the proposed south-east side elevation of the roof extension hereby approved, as shown in the approved drawing DAL/079/PL/0109/004, as received 06/10/2009, shall be provided with obscure glazing and fixed shut below a height of 1.7m, and permanently retained and maintained as such thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy SD6 (Amenity for occupiers and neighbours) of the London Borough of Camden Replacement Unitary Development Plan 2006.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 2363).
- 2 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 3 You are advised that policy H7 (Lifetime homes and wheelchair housing) of the Replacement Unitary Development Plan 2006 encourages all new housing developments to be accessible to all and 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 2310) to ensure that the internal layout of the building is acceptable with regards to accessibility by future occupiers and their changing needs over time.
- 4 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 or on the website 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.
- 5 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).
- 6 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.
- 7 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.
- 8 You are advised that the Council expects all development to be as sustainable and energy efficient as possible and welcomes any measures that can be introduced to

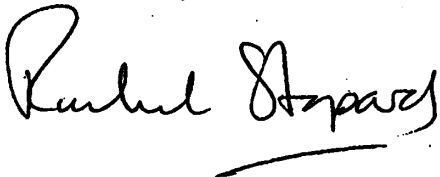
facilitate this. To this end, you are encouraged to introduce measures that can practically be incorporated into the refurbishment of the building/proposed roof extension and the subsequent operation of the use.

9 Reasons for granting 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 policies SD1 (Quality of Life), SD2 (Planning obligations), SD6 (Amenity for occupiers and neighbours), SD9 (Resources and Energy), H1 (New Housing), H7 (Lifetime homes and wheelchair housing), H8 (Mix of units), B1 (General design principles), B3 (Alterations and extensions), B6 (Listed buildings), B7 (Conservation areas), N4 (Provision of Public Open Space), N5 (Biodiversity), T3 (Pedestrians and Cycling), T8 (Car free housing and car capped housing), T9 (Impact of Parking), T12 (Works affecting highways) and E2 (Retention of existing business uses). For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.

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

Yours faithfully



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.