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Our Ref: APP/X5210/A/03/1128826
APP/X5210/E/03/1128824
APP/X5210/A/03/1138475
APP/X5210/E/03/1138473

16 September 2004

Dear Sir,

**TOWN AND COUNTRY PLANNING ACT 1990 (SECTION 78)
PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990
(SECTION 20)
6 STONE BUILDINGS, LINCOLN'S INN, LONDON WC2A 3XT**

1. I am directed by the First Secretary of State to inform you that he has considered your client's appeals against the decision of the London Borough of Camden Council to refuse listed building consent for addition of a glass door to 6 Stone Buildings, Lincoln's Inn.

Inspector's Recommendation and Summary of the Decision

2. An Inspector has held a hearing and has considered the evidence presented in support of the appeal together with those of the Council and the written representations of English Heritage and the Bloomsbury Conservation Area Advisory Committee. He recommends that, in view of the considerations in paragraphs 24-35 of his report, appeals APP/X5210/A/03/1128826 and APP/X5210/E/03/1128824 (A1 and A2) be dismissed and listed building consent refused. With regard to appeals APP/X5210/A/03/1138475 and APP/X5210/A/03/1138473 (B1 and B2), he recommends that the appeal be allowed and listed building consent granted subject to conditions. A copy of his report is enclosed. All references to paragraph numbers unless otherwise stated are to that report.
3. For the reasons given below, the Secretary of State agrees with the Inspector's recommendations and has decided to dismiss appeals A1 and A2, but to allow the appeals B1 and B2 and grant planning permission and listed building consent.

Policy

4. In deciding the appeal, as the building is listed Grade I, the Secretary of State has given special consideration and attention to the desirability of preserving the Listed Building and its setting or any features of special architectural or historic interest which it possesses, in accordance with section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990. Given that the appeal site is situated within the Bloomsbury Conservation Area, the Secretary of State has also had regard to the desirability of preserving or enhancing the character or appearance of that area, as required by section 72 of the same Act. Material considerations are policies in the London Borough of Camden Unitary Development Plan and PPG 15 "Planning and the Historic Environment".

Main consideration

5. The Secretary of State agrees with the Inspector that the main consideration is the effect of the proposal on the special architectural or historic interest of the listed building and the character and appearance of the Bloomsbury Conservation Area (HR 24).
6. The Secretary of State agrees with the Inspector, for the reasons he gives in HR 31 and 32 that the internal works would not preserve the character and appearance of the listed buildings nor their features of special interest. He agrees that this would be unacceptable and the harm identified would not be mitigated by the use of conditions.
7. The Secretary of State agrees with the Inspector, for the reasons he gives in HR 25-28, that the proposals for the glass door on its own would preserve the character and appearance of the listed buildings, their features of special interest, their setting, this part of the Conservation Area and therefore the Conservation Area as a whole.

Conditions

8. The Secretary of State agrees with the proposed conditions detailed by the Inspector in HR 38 and 39.

Overall Conclusion

9. The Secretary of State concludes that proposal in appeals A1 and A2 would not preserve the listed building, its setting and its features of special architectural or historic interest and the character and appearance of the Bloomsbury Conservation Area.
10. The Secretary of State concludes that the proposal in appeals B1 and B2 would preserve the listed building, its setting and its features of special architectural or historic interest and the character and appearance of the Bloomsbury Conservation Area.

Formal decision

Appeals A1 and A2

11. For the reasons given above, the Secretary of State accepts the Inspector's recommendations. He hereby dismisses your client's appeals A1 and A2 for the door and the proposed internal works.

Appeals B1 and B2

12. The Secretary of State allows your client's appeals B1 and B2, and grants planning permission and listed building consent for the installation of a glass door at 6 Stone Buildings, Lincoln's Inn, London, WC2A 3XT, in accordance with applications 2003/3392/P and 2003/3422/L, dated 25 November 2003 and the plans submitted therewith, subject to the following conditions:

Appeal B1 - File Ref: APP/X5210/A/03/1138475

- 1) The development hereby permitted shall begin not later than five years from the date of this decision.
- 2) No development shall take place until large scale drawings to a minimum scale of 1:5, including three dimensional representations where required by the local planning authority, of the door, its associated components, the junctions with the existing fabric and the means of fixing have been submitted to, and approved in writing by, the local planning authority. Development shall be carried out in accordance with the approved details.
- 3) No development shall take place until samples of the materials, equipment, and fittings to be used have been submitted to, and approved in writing by, the local planning authority. Development shall be carried out in accordance with the approved details.

Appeal B2 - File Ref: APP/X5210/E/03/1138473

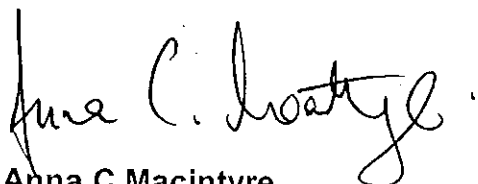
- 1) The works hereby authorised shall begin not later than five years from the date of this decision.
- 2) The works hereby authorised shall not take place until large scale drawings to a minimum scale of 1:5, including three dimensional representations where required by the local planning authority, of the door, its associated components, the junctions with the existing fabric and the means of fixing have been submitted to, and approved in writing by, the local planning authority. The works shall be carried out in accordance with the approved details.
- 3) The works hereby authorised shall not take place until samples of the materials, equipment, and fittings to be used have been submitted to, and approved in writing by, the local planning authority. The works shall be carried out in accordance with the approved details.
- 4) Precautions shall be taken to secure and protect features against loss, damage or theft during the building work. Details of such precautions shall be submitted to, and approved in writing by, the local planning authority before works begin on site and the works carried out in accordance with such approval. No features shall be disturbed or removed temporarily or permanently without the prior approval in writing of the local planning authority.

- 5) All new works and finishes and works of making good to the retained fabric shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile unless otherwise approved in writing beforehand by the local planning authority.

Right to Challenge the Decision

13. I attach for your information a note setting out the circumstances in which the validity of the Secretary of State's decisions may be challenged by making an application to the High Court within six weeks from the date of this decision letter.
14. This letter does not convey any approval or consent which may be required under any enactment, bye-law, order or regulation other than that required under section 8 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
15. A copy of this letter has been sent to the London Borough of Camden Council.

Yours faithfully,



Anna C Macintyre
Authorised by the First Secretary of State
to sign in that behalf