

LONDON BOROUGH OF CAMDEN

REPORT FOR DECISION UNDER DELEGATED POWERS

Officer:- <i>Sue Cooke</i>	Application Number(s):- <i>LS9705060</i>
Application Address <i>27 Lincoln's Inn Fields</i>	Drawing Numbers <i>2122 D21</i> <i>2122 P&P-100</i>
Signature - Area Team:- 	Signature Authorising Officer:- 

SITE DESCRIPTION:-

grade II listed premises on north side of Lincoln's Inn Fields. Property is within Bloomsbury C.A. and rebuilding

PROPOSAL:-

Partial demolition of rear wall front onto Whitstone Park and rebuilding of rear wall.

RELEVANT HISTORY:-

P.P. granted in 1992 (ref 917021922) for rear extension + new mansard storey.

RELEVANT POLICIES:-

Borough Plan -

UDP - *EN33, EN37, EN41, EN47*

Others -

CONSULTATIONS:- **Adjoining Occupiers**

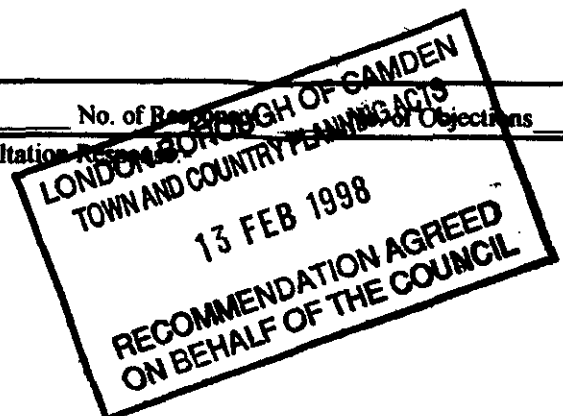
Number Notified

No. of Responses

CAAC/Local Groups Comments:-

*BCA.A.C.
object to
demolition*

Summary of Consultation



ASSESSMENT:-

English Heritage have indicated that these works are acceptable to them.

However, the rear wall appears to be in good condition and the works are proposed in order to ease construction of the rear extension.

This is not considered sufficient justification for a proposal which will affect the character of the building and West Stone Paille.

The works are considered detrimental to the listed building and to the wider streetscape.

Refuse

RECOMMENDATION:-

Conditions/Reasons for Refusal :-

1. The proposed ^{development} ~~development~~ is considered detrimental to the character and appearance of the building and the Bloomsbury Conservation Area.

Reasons for Conditions:-

Informatives:-

It is considered that the proposed demolition would involve the unnecessary loss of original fabric from a listed building and would therefore be damaging to its special architectural and historic interest, and detrimental to the ~~listed building~~ setting of the listed buildings it adjoins and the character of the conservation area in which it is located.

Refuse for the following reasons:-

Approve subject to the following conditions:-