

Delegated Report		Analysis sheet		Expiry Date:		28/09/2006	
		N/A / attached		Consultation Expiry Date:		01/09/2006	
Officer				Application Number(s)			
Elaine Quigley				(i) 2005/2761/P (ii) 2005/2762/L			
Application Address				Drawing Numbers			
Great Hall Lincolns Inn London WC2A 3TL							
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		Date:		
Proposal(s)							
(i) Installation of an extract flue on the roof adjacent to an existing water tank and chiller unit, together with the re-instatement of the ground floor window within the south west tower. (ii) The installation of a metal extract duct inside the service core of the south-west tower discharging via a flue installed on the roof adjacent to an existing water tank and chiller unit, together with the re-instatement of the ground floor window within the south west tower.							
Recommendation(s):		To grant planning permission subject to conditions To grant listed building consent subject to conditions					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	00	No. of responses	00	No. of objections	00
Summary of consultation responses:		No letters of representation received as a result of the display of a site notice (expired 01/09/2006). Conservation and Urban Design – no objections subject to conditions					
CAAC/Local groups* comments: <small>*Please Specify</small>		None received					

Site Description

The application site is located on the junction of Lincoln's Inn Fields, Newmans Row and Serle Street and comprises a two storey plus semi-basement Tudor-style building that is occupied by offices and a banqueting hall that are part of Lincoln's Inn precinct. The building is a Grade II* listed building and is linked at the north end to the adjoining library building. The south end is flanked by square twin towers. The application relates to the west tower. To the west is Lincoln's Inn Fields open space area, to the south is a row of chambers buildings fronting New Square that are Grade II* listed buildings, and to the east are other listed buildings within Lincoln's Inn. The site is within the Bloomsbury Conservation Area.

Relevant History

There have been a variety of planning and listed building applications relating to internal and external alterations including the installation of a disabled ramp to the building. The refurbishment works to the hall have been carried out since the 1980's.

Relevant policies

Set out below are the UDP policies that the proposals have primarily been assessed against, together with officers' view as to whether or not each policy listed has been complied with. However it should be noted that recommendations are based on assessment of the proposals against the development plan taken as a whole together with other material considerations.

Adopted Unitary Development Plan 2006

S1 and S2 'Strategic policies', SD6 'Amenity for occupiers and neighbours', B1 'General design principles', SD7B 'Noise and vibration pollution', SD8 'Disturbance from plant and machinery', B3 'Alterations and extensions', B6 'Listed buildings', B7 'Conservation areas', Appendix 1 'Noise and vibration thresholds'.

Supplementary Planning Guidance 2002

4.8 'Plant and machinery'

Camden Planning Guidance Consultation Draft 2006

'Design', 'Conservation areas', 'Listed buildings', 'Noise and vibration'.

Assessment

Planning and listed building consent is sought for the installation of a metal extract duct inside the service core of the south-west tower that would discharge via a flue installed on the roof adjacent to an existing water tank and chiller unit, together with the re-instatement of the ground floor window within the south west tower. The proposal would include the removal of the existing extract branch at first floor level that extends across the stairwell and the removal of the existing ventilation louvre within the upper ground floor window in the south elevation of the south west tower. It is proposed to install a kitchen extract duct within the recently reconfigured service core of the building that would extend to the roof of the tower. The extract duct would extend 1m above the roof and would be located between an existing water tank and air conditioning unit on the roof of the tower. It is also proposed to reinstate the original leaded fenestration to match the design of the window in the equivalent level within the Clock Tower on the south east of the building.

The issues to be considered as part of the planning and listed building application are:

- The impact of the proposal on the character and appearance of the listed building
- The impact of the proposal on the character and appearance of the conservation area
- The impact on the amenity of the adjoining occupiers in terms of noise generation

Character and appearance of the listed building

The agent has confirmed that the existing service core has a framework of steel fixing brackets within it that carry a variety of existing service pipes and cables. It is proposed to fix the steel ventilation duct onto the existing bracket framework. The inside of the tower was reconstructed during the restoration works since the 1980's and the floor plates are not original fabric. As such the installation of a duct would not cause harm to the special interest of the building.

The relocation of the extract duct would result in the removal of the louvre within the upper ground floor slot window on the south elevation. This would be reinstated with leaded fenestration to match the existing window at similar level within the adjacent Clock Tower. The reinstatement of original features is strongly encouraged and welcomed in listed building terms.

Character and appearance of the conservation area

The only section of the extract duct that is potentially visible would be on the roof of the tower. The remainder of the duct would be contained within the service core of the building. The proposed extract duct would be screened by the crenellations of the tower parapet. The existing water tank which is located on the roof of the building is taller than the proposed extract duct. As this is not visible from street level it is considered that the extract duct would not be visible from longer views from the conservation area.

Amenity (noise and smells)

The site is mainly surrounded by commercial buildings. The nearest residential property is within the building itself and is the residence of the Under Treasurer (chief administrative officer of the Inns of Court). The agents have advised that the ventilation duct would be bolted to the existing bracket framework with vibration and noise absorption pads attached in order to minimise any undue vibration or sound transmission within the confines of the service core. Given that the ducting would be mainly contained within the existing internal fabric of the building and the lack of residential development within the immediate area surrounding the site, the proposal would not be considered to have an adverse impact on the amenity of the adjoining occupiers.

The duct would extend 1m above the roof and would reduce the likelihood of smells. This complies with Supplementary Planning Guidance requirements.

Conclusion

The proposal would be considered acceptable in terms of its impact on the character and appearance of the listed building and conservation area and its impact on the amenity of the adjoining occupiers. It would be recommended for approval.

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