

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		29/08/2014	
		N/A		<b>Consultation Expiry Date:</b>		7/8/14	
<b>Officer</b>				<b>Application Number(s)</b>			
Alan Wito				2014/4382/L			
<b>Application Address</b>				<b>Drawing Numbers</b>			
1-2 Lincoln's Inn Fields London WC2A 3AA				See decision notice			
<b>PO 3/4</b>		<b>Area Team Signature</b>		<b>C&amp;UD</b>		<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>							
Details of protection of interior features (condition 4); removal of main staircase (condition 5); and programme of archaeological recording/analysis (condition 7) as required by listed building consent (2013/6325/L) dated 04/07/2014 for the change of use from offices to a single family dwelling house.							
<b>Recommendation(s):</b>		Approve					
<b>Application Type:</b>		Approval of Details (Listed Building)					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	00	No. of responses	00	No. of objections	00
				No. electronic	00		
<b>Summary of consultation responses:</b>		English Heritage was notified of the application as required by the conditions and a response was received back advising that the details were considered satisfactory to meet the requirements of the condition.					
<b>CAAC/Local groups* comments:</b> *Please Specify		N/A					

## Site Description

The site is located on the northwest edge of Lincoln's Inn Fields and comprises 2 x four storey plus basement buildings which were amalgamated into one building in the 1840. The building is accessed via a staircase on Lincolns Inn Fields

The building is a Grade II Listed building and located within the Bloomsbury Conservation Area.

## Relevant History

Planning permission and listed building consent were granted on 4/7/14 for the change of use from offices (Class B1) to a single family dwelling house (Class C3). Erection of 4 storey lift shaft and roof extension at rear with new terrace at 3rd floor level, and associated internal alterations to grade II listed building (ref: 2013/6109/P and 2013/6325/L).

## Relevant policies

### LDF Core Strategy and Development Policies

CS14 (Promoting high quality places and conserving our heritage)  
DP25 (Conserving Camden's heritage)

### National Planning Policy Framework 2012

## Assessment

Condition 4 required:

*"Precautions shall be taken to secure and protect the interior features of historic importance against accidental loss or damage, or theft during the building work. Details shall be submitted to and approved by the Council as local planning authority before works begin on site, and the relevant work carried out in accordance with such approval. No such features shall be disturbed or removed temporarily or permanent except as indicated on the approved drawings or with prior approval in writing of the Council. Particular regard should be given to joinery including doors and timber panelling."*

Details have been submitted outlining the process for protecting interior features including providing a schedule of features to be retained. At a site visit to the property historic features to be retained had been marked with red tape and elevation drawings were in every room so that contractors were clear as to what was to be retained. Insurance is also in place covering the staircase even when stored off site and in the unlikely event that the contractor went bankrupt the staircase even when off site would remain the property of the owner.

Condition 5 required:

*The main staircase shall be carefully removed before works commence, under the supervision of a person or body specialising in this procedure appointed by the applicant and approved by the Council as local planning authority, and shall be stored under cover in a secure place and later reinstated in a manner, location and to a timetable agreed with the local authority.*

NHR have been appointed by the applicant and this company appears to have experience of carrying out similar works to an appropriate standard. A method statement for the works has also been submitted which is acceptable.

Condition 7 required:

*"No works authorised by this consent shall take place until the applicant has implemented a programme of building recording and analysis by a person or body approved by the Council as local*

*planning authority. This programme shall be in accordance with a written scheme which has been submitted by the applicant and approved by the local planning authority advised by English Heritage.”*

A written scheme of investigation has been submitted, which as defined by English Heritage in *Understanding Historic Buildings: a Guide to Good Recording Practice (2006)* principally focusing on the areas/features of the building which will be directly impacted by the proposed works. These works have been discussed with English Heritage prior to submission and the proposals are considered appropriate as a means of recording features which is proportionate to their significance.

### **Recommendation**

The proposed works meet the requirements of the conditions and ensure the preservation of the special interest of the listed building, therefore it is recommended that the conditions are approved.