

Mr Raoul Veevers  
Montagu evans LLP  
5 Bolton Street  
London  
W1J 8BA

Application Ref: **2013/7434/P**  
Please ask for: **Gideon Whittingham**  
Telephone: 020 7974 **5180**

23 January 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted Subject to a Section 106 Legal Agreement**

Address:

**64 Lincoln's Inn Fields  
London  
WC2A 3JX**

Proposal:

Change of use from offices (B1a) to residential (C3) and partial demolition, alteration and extension to create 9 residential units.

Drawing Nos: L(00)010 Rev A; L(00)100 Rev A; L(00)101 Rev A; L(00)102 Rev A; L(00)102 Rev A; L(00)103 Rev A; L(00)104 Rev A; L(00)105 Rev A; L(00)110 Rev A; L(00)111 Rev A; L(00)113 Rev A; L(00)114 Rev A; L(00)121 Rev A; L(00)130 Rev B; L(00)131 Rev B; L(00)132 Rev B; L(00)133 Rev B; L(00)134 Rev B; L(00)135 Rev B; L(00)140 Rev B; L(00)141 Rev A; L(00)143 Rev A; L(00)144 Rev B; L(00)151 Rev A; L(00)200 Rev F; L(00)201 Rev F; L(00)202 Rev D; L(00)203 Rev D; L(00)204 Rev D; L(00)205 Rev D; L(00)210 Rev D; L(00)213 Rev C; L(00)214 Rev D; L(00)219 Rev D; L(00)221 Rev B; BREEAM Domestic Refurbishment Pre-Assessment Report, Prepared by Price & Myers, dated 08/11/2013; Energy Statement, prepared by Slender Winter Partnership LTD, dated November 2013; Daylight & Sunlight Report, prepared by Waldrams, dated 13th November 2013, Flood Risk Assessment, Prepared by Price & Myers, dated October 2013; Environmental Noise Survey & Plant Noise assessment report 19665/PN1, prepared by Hann Tucker Associates, dated 6th November 2012, affordable housing letter, prepared by Raoul Veevers, dated 21st August 2014.



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 The development hereby permitted shall be carried out in accordance with the following approved plans [L(00)010 Rev A; L(00)100 Rev A; L(00)101 Rev A; L(00)102 Rev A; L(00)102 Rev A; L(00)103 Rev A; L(00)104 Rev A; L(00)105 Rev A; L(00)110 Rev A; L(00)111 Rev A; L(00)113 Rev A; L(00)114 Rev A; L(00)121 Rev A; L(00)130 Rev B; L(00)131 Rev B; L(00)132 Rev B; L(00)133 Rev B; L(00)134 Rev B; L(00)135 Rev B; L(00)140 Rev B; L(00)141 Rev A; L(00)143 Rev A; L(00)144 Rev B; L(00)151 Rev A; L(00)200 Rev F; L(00)201 Rev F; L(00)202 Rev D; L(00)203 Rev D; L(00)204 Rev D; L(00)205 Rev D; L(00)210 Rev D; L(00)213 Rev C; L(00)214 Rev D; L(00)219 Rev D; L(00)221 Rev B; BREEAM Domestic Refurbishment Pre-Assessment Report, Prepared by Price & Myers, dated 08/11/2013; Energy Statement, prepared by Slender Winter Partnership LTD, dated November 2013; Daylight & Sunlight Report, prepared by Waldrams, dated 13th November 2013, Flood Risk Assessment, Prepared by Price & Myers, dated October 2013; Environmental Noise Survey & Plant Noise assessment report 19665/PN1, prepared by Hann Tucker Associates, dated 6th November 2012, affordable housing letter, prepared by Raoul Veevers, dated 21st August 2014.]

Reason: For the avoidance of doubt and in the interest of proper planning.

- 3 No development shall take place until the applicant (or their heirs and successors in title) has secured the implementation of a programme of archaeological mitigation in accordance with a Written Scheme of Investigation which has been submitted to and approved in writing by the local planning authority. The development shall then only take place in accordance with the Written Scheme as has been approved.

Reason: Important archaeological remains may exist on this site. Accordingly the Council wishes to secure the provision of archaeological investigation and the subsequent recording of the remains prior to development in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 4 The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under Condition 3, and the provision made for analysis, publication and dissemination of the results and

archive deposition has been secured.

Reason: Important archaeological remains may exist on this site. Accordingly the Council wishes to secure the provision of archaeological investigation and the subsequent recording of the remains prior to development in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 5 Before the development commences, details of secure and covered cycle storage area in the basement for 14 cycles shall be submitted to and approved by the local planning authority. The approved facility shall thereafter be provided in its entirety prior to the first occupation of any of the new units, and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policy DP17 of the London Borough of Camden Local Development Framework Development Policies.

- 6 A sample panel of the facing brickwork demonstrating the proposed colour, texture, face-bond and pointing shall be provided on site and approved in writing by the local planning authority before the relevant parts of the works are commenced and the development shall be carried out in accordance with the approval given. The approved panel shall be retained on site until the work has been completed.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 7 No development shall take place until full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the local planning authority in writing. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 8 Noise levels at a point 1 metre external to sensitive facades shall be at least 5dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct

impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 10dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the [adjoining] premises and the area generally in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 9 Notwithstanding the approved drawings, prior to the first use of the premises for the C3 use hereby permitted, details shall be submitted to and approved in writing by the local planning authority, in respect of the fixed front boundary and shall be permanently retained thereafter.

Reason: To ensure that the use of the premises does not add to parking pressures in surrounding streets which would be contrary to policies CS11 and CS19 of the London Borough of Camden Local Development Framework Core Strategy and policy DP18 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 2 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 Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> 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.
- 3 Written schemes of investigation will need to be prepared and implemented by a suitably qualified archaeological practice in accordance with English Heritage Greater London Archaeology guidelines.
- 4 This site is within an area of archaeological significance/archaeological potential where development is likely to result in the destruction of ancient remains. Your attention is drawn to the British Archaeologists and Developers Liaison Group Code of Practice agreed by the British Property Federation and the Standing

Conference of Archaeological Unit Managers. The Council recognises and endorses this Code and will expect the developer and approved archaeological organisations to abide by its provisions.

- 5 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, Camden Town Hall, Argyle Street, WC1H 8EQ.
- 6 You are reminded that this decision only grants permission for permanent residential accommodation (Class C3). Any alternative use of the residential units for temporary accommodation, i.e. for periods of less than 90 days for tourist or short term lets etc, would constitute a material change of use and would require a further grant of planning permission.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Ed Watson  
Director of Culture & Environment