

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

Application Ref: **2013/7457/L**  
Please ask for: **Gideon Whittingham**  
Telephone: 020 7974 **5180**

23 January 2015

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

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 the existing building to create nine 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 Listed Building Consent subject to the following condition(s):

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

- a) Typical details of new railings, gates and piers to front elevation at a scale of 1:10 with finials at 1:1, including materials, finish and method of fixing into the plinth.

- b) Plan, elevation and section drawings of all new windows to the rear elevation of the main building at a scale of 1:10 with typical glazing bar details at 1:1.

- c) Samples and/or manufacturer's details of new facing materials for the rear mews house (to be provided on site and retained on site during the course of the works).

- d) Details of service runs for all new bathrooms/kitchens, demonstrating the relationship of new pipework with the structure of the building.

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: In order to safeguard the special architectural and historic interest of the building 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.

- 3 All new external and internal 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 shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

Reason: In order to safeguard the special architectural and historic interest of the building 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.

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 Noise and Licensing Enforcement Team, 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.

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