

Mr Joseph Reader
James Taylor Construction
James Taylor House
St Albans East
Hatfield
Hertfordshire
AL10 0HE

Application Ref: **2015/0989/P**
Please ask for: **Gideon Whittingham**
Telephone: 020 7974 **5180**

7 April 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
64 Lincoln's Inn Fields
London
WC2A 3JX

Proposal:
Details of cycle storage and landscaping, as required by conditions 5 and 7 of Planning Permission ref 2013/7434/P (dated 23/01/2015) for the change of use from offices (B1a) to residential (C3) and partial demolition, alteration and extension to create 9 residential units.
Drawing Nos: Hard landscaping, basement cycle storage and forecourt materials.

The Council has considered your application and decided to grant permission.

Informative(s):

- 1 Reasons for granting permission.

Condition 5

The proposed cycle storage, by virtue of its size, provision of parking spaces and accessibility would meet the Council's cycle storage standards and therefore the submitted details are acceptable.



The details submitted do not relate to the external appearance of the building and would not have an impact on the appearance of the host building surrounding conservation area, or the amenity of adjoining occupiers.

No objections were received prior to making this decision. The site's planning history and relevant decisions were taken into account when coming to this decision.

As such, the proposed details are in general accordance with 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. The proposed development also accords with policies 6.1, 6.9 and 6.13 of the London Plan 2011 (as amended 2015); and paragraphs 14, 17, 29-30 and 56 -66 of the National Planning Policy Framework.

Condition 7:

The submitted details demonstrate suitable and sympathetic hard and soft landscaping is proposed. The elements to the rear are modern in tone in line with the adjacent new extension, whilst the materials to the front maintain those existing and characteristic with the host building.

The details submitted would not have an impact on the amenity of adjoining occupiers.

Special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses under s.66 and s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013

As such, the proposed details are in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan 2011; and paragraphs 14, 17, 56 -66 and 126-141 of the National Planning Policy Framework.

- 2 You are reminded that condition 3 (archaeological mitigation), condition 6 (samples) and condition 9 (fixed front boundary) of planning permission 2013/7434/P dated 23/01/2015 is outstanding and requires details to be submitted and approved.

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

A handwritten signature in black ink, appearing to read 'Ed Watson', written in a cursive style.

Ed Watson
Director of Culture & Environment