



Historic England

LONDON OFFICE

Mr Tim Paul
Rick Mather Architects
123 Camden High St
NW1 7JR

Direct Dial: 020 7973 3774

Our ref: PA00346444

18 June 2015

Dear Mr Paul

Request for Pre-application Advice

NEW HALL AND LIBRARY AT LINCOLNS INN

Further to my previous correspondence, we have considered the final design for the proposed Under-Treasurer's House in detail with our internal Casework Review. I am therefore able to set out the formal Historic England pre-application position.

As set out previously, the context of the existing building within the Bloomsbury Conservation Area and adjacent to highly significant listed buildings is very sensitive. The existing building of 1962 is of little intrinsic merit but makes a positive contribution to the surrounding conservation area and the setting of the adjacent listed buildings. This contribution is by virtue of its modest scale and the use of traditional materials and design references, including the diapered brickwork that reference its context, albeit that the materials themselves are not of high quality.

The statutory duty relevant for this case is to preserve or enhance the special character of the conservation area and the setting of listed buildings based on the significance they possess. Whilst the current building makes a positive contribution it is a modest one, and the building is not integral to the special character of the conservation area or indeed the listed building to which it is attached. The proposed replacement building is of similar scale and is again of traditional materials so in that regard it preserves the conservation area from harm.

The design proposes high quality materials, an improvement on those currently used and in its explicit reference to the fenestration of the adjacent listed building it represents an enhancement on the current situation. It accords with the policy advice in the NPPF paragraphs 58 and 60 which suggests that when considering the design of new development decisions should ensure development responds to local character and history and reflects the identity of local surroundings and materials. In paragraph 60 the NPPF is clear in advising that architectural styles or tastes should not be imposed but that it is proper to promote or reinforce local distinctiveness. This is clearly a balance and in our view the retention of the scale of the existing building, use



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of traditional materials and explicit design references to adjacent buildings all demonstrate that the proposal is seeking to attain that balance.

We are therefore content for you to continue your negotiations with Camden based on the current proposals, and submit the necessary applications in due course.

Yours sincerely

Michael Dunn

Principal Inspector of Historic Buildings and Areas

E-mail: michael.dunn@HistoricEngland.org.uk

cc: Victoria Pound, LB Camden



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Information Provided

Revisions from May, 2015

Published Guidance

NPPF; EH Conservation Principles



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