

*Parkview House
Upper Tring Park
Wigginton
Tring
Herts
HP23 6FB*

Mr. Rob Tulloch
The Planning Department
The London Borough of Camden
Pancras Square
C/O Town Hall
Judd Street
WC1H 9JE

20 August 2015

Dear Mr. Tulloch

Planning and Listed Building Application to redevelop the Under Treasurer's House at Lincoln's Inn, 2015/4408/P

I would refer to the above application. I am a Member of the Hon. Society of Lincoln's Inn, which I joined in 1971. Whilst I have no objection to the other applications, which have been submitted alongside this application, I do object to this part of the proposal. My Inn knows of my concerns.

I believe that the plans for the new building, which would replace the Under Treasurer's House, will be a discordant form of architecture, which would visually jar when viewed alongside Hardwick's Great Hall and Library. This will be particularly noticeable when viewed from Lincoln's Inn Fields as well as from the grade 1 listed Stone Buildings and the North Garden.

The existing buildings possess a substantial degree of consistency in their Tudor Revival architectural character. This proposal would be significantly at odds with that, and would distract the eye to the new building, thus damaging the overall appreciation of what is currently there.

The fenestration is too large and this will be out of keeping. Although a degree of verticality is incorporated within the window design, the materials are inappropriate. The roof is asymmetrical and in my view it should either be of a similar form to that on the Library or should have a turret around its edges. It is noted that the height to the eaves will be higher than that of the existing building. Neither is there any enhancement to the Conservation caused by the glazed link. The current attachment to the library is that of an arch rather than a two-storey glazed link.

The existing building although not the original one, is acknowledged by Camden as making a positive contribution to the Conservation Area, and its form and scale are supplementary to those of the Library and Great Hall. Whilst the size of the new

building is similar, the design features contained within it seek to take away from the supplementary or ancillary nature of the building, by distracting the eye to it. This distraction will undermine the appearance of the Library and Great Hall when viewed from the above vantage points.

The proposal is harmful within the principles set out in s.72 of The Listed Buildings Act 1990.

If there is a need for additional book space, this could be located below ground under the existing buildings, with access being afforded to it by a lift. Clearly the number of books, which could be stored in the upper floor of the new building, is going to be limited. In terms of the proposed office function on the ground floor, whilst it can be appreciated that this would be desirable, the need case sufficient to demolish the Under Treasurer's House is difficult to believe. If there were such a need, the office space should be located within the existing Under Treasurer's House.

Insofar as any public benefit need case is concerned, it is submitted that this is not powerful enough to justify the harm that would occur as a result of the granting of a consent for the demolition of and redevelopment of the Under Treasurer's House. Any change of use should be located within the existing Under Treasurer's House and/or underground. Certainly the demolition of the Under Treasurer's House and replacement by the proposal would be harmful both to the listed buildings and to the Conservation Area. Under these circumstances I would respectfully request your authority to refuse this part of the proposals.

Yours sincerely



Trevor R.Standen MA., LLB.

*Blind copy
Frances Wheat-*