

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2015/4404/P	Andrew Clutterbuck QC	4 Stone Buildings Lincoln's Inn	28/08/2015 16:51:52	OBJ	I object to the proposed works and the works under the connected applications. I work in the Inn. I consider the works deleterious to the Inn and surrounding area. I also consider them unnecessary. I further object to being compelled to deal with these applications during a period of time in which, as the applicant knows full well, a large number of Inn residents and tenants will be away on holiday – as am I now.

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2015/4404/P	Nicholas Cox	4 Stone Buildings Lincolns Inn	28/08/2015 11:08:21	OBJ	<p>Nicholas Cox 4 Stone Buildings Lincoln"s Inn WC2A 3XT</p> <p>Objection to Applications by Lincoln"s Inn 2015/4408/P "Library extension" 2015/4404/P "Education centre" 2015/4402/P "Works to the Great Hall"</p> <ol style="list-style-type: none"> <li>1. This is an objection to the above applications. The proposed works would cause substantial harm both to the setting of Grade II* listed buildings, and to the Conservation Area to which the existing buildings make a positive contribution. There is no countervailing justification for nor is there any public interest in these works.</li> <li>2. In the alternative, I would strongly urge the committee to exercise its discretion to extend the period for consultation for 1 month as the timing of the application - such that the consultation period falls during August - will significantly restrict notice to and hamper the ability those most directly affected by the proposals to respond to them.</li> <li>3. I am a barrister member of Lincoln"s Inn. I work in the Inn, and have done so all my working life, and directly overlook the library, and Great Hall. I would be directly and adversely affected by the proposed works to a very considerable extent.</li> <li>4. The proposals would clearly and significantly diminish the existing qualities of the Inn. Lincoln's Inn is an oasis of fine architecture and greenspaces, surrounded by the towering modern office developments and busy traffic along Holborn, Kingsway and Fetter Lane. In particular, the Library and Great Hall are listed Grade II *. They make an important contribution to the charm of the whole Inn, which is important both from a historical perspective and also for the ambience it offers to those working in or near the Inn, and to the many visitors they attract from outside.</li> <li>5. The Inn's proposals would cause significant harm: <ol style="list-style-type: none"> <li>a. They would involve the construction of very substantial and utterly incongruous structures immediately adjacent to the Library and the Great Hall, which are the most important and beautiful collegiate buildings in the Inn.</li> <li>b. They would intrude upon and detract significantly from the garden setting.</li> <li>c. Their design is "modernist" and poorly integrated into their historic setting. It cannot seriously be doubted that they will be reversed or replaced by future generations.</li> <li>d. They would involve the demolition of an existing building (the Under Treasurer's House) which currently makes a sympathetic contribution to the whole setting.</li> <li>e. No exceptional circumstances justify the proposals. There cannot be said to be a "clear and convincing justification" (NPPF 132). There are no "substantial public benefits" (NPPF 133). The ordinary needs of educational and professional institutions can hardly ever be regarded as exceptional in this area because such institutions are commonplace, and there is also an abundance of accommodation within and immediately outside the Inn without the need for any new structures.</li> <li>f. The pre-application consultation was exiguous. It is a matter of serious concern that the Inn chose to lodge these applications in early August, in the middle of the holiday season, thereby minimising the</li> </ol> </li> </ol>

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					<p>likelihood of objections from large numbers of individuals whose working environment will be very significantly affected. The Inn is primarily a working institution. It is a matter of general public knowledge that the legal community takes holidays during the long Summer recess of the Courts. For this reason, and without prejudice to my primary grounds of objection, I would invite the committee to extend the formal consultation period for 1 month in order to afford an objectively fair opportunity for comment from the large community of tenants of the Inn.</p> <p>Nicholas Cox 4 Stone Buildings Lincoln's Inn London WC2A 3XT</p>

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2015/4404/P	Gregory Denton-Cox	20 Hestercombe Avenue London SW6 5LG	28/08/2015 13:34:30	OBJ	<p>I object to applications 2015/4408/P, 2015/4404/P and 2015/4402/P.</p> <p>I am a barrister member of Lincoln's Inn. I have worked in Stone Buildings, Lincoln's Inn, for the last 15 years.</p> <p>I believe the proposed works will cause substantial detriment to Lincoln's Inn's architecture, appearance and environment, both during any period of construction and thereafter. The proposed works will be intrusive, jarring and wholly discordant with the architecture of the Library and Great Hall and with the setting of the Inn generally, and will greatly diminish the appearance of both, and of the Inn as a whole. The applications acknowledge that "the site is dominated by historic and listed buildings with few buildings that are not listed or considered to make a positive impact" (Design and Access Statement, page 24). It is obvious that the proposals, comprising the construction of "a new state-of-the-art building" and "a contemporary building, providing a modern... design" (Design and Access Statement, page 19) will not be remotely sympathetic to the surrounds of the Inn as is asserted in the applications.</p> <p>Lincoln's Inn is presently a tranquil residential and working environment. The construction period, if the proposals were taken forward, would be lengthy and would inevitably cause serious disruption to those living and working in the Inn, whatever measures were taken to reduce impact.</p> <p>As a member of Lincoln's Inn, I do not consider that the proposed works are at all necessary or desirable. The application acknowledges that the proposal would result in the Inn having far more educational facilities than it would need to carry out its "collegiate and educational activities" by saying that the development would give the Inn the "opportunity" (i.e. need) to hire out the new facilities for use by others (Design and Access Statement page 15). There is no need to demolish the Under Treasurer's House in order to satisfy any need for additional library or office space (which could be accommodated within the existing Under Treasurer's House). The proposals certainly provide no public benefit whatsoever. On the contrary, the construction period will detract from the public's ability to enjoy the Inn's amenities. To the extent that it is said that it is desirable to improve disabled access to the Inn, that could of course be achieved without the construction of the proposed new educational facilities or library extension.</p> <p>I am also extremely disappointed in the Inn's decision to file the relevant planning applications at the beginning of August. As the Inn, and anyone who works in the Inn, is well aware, the month of August – when the Courts are not sitting – is traditionally when barristers take the opportunity to be away on holiday. As a result, I do not consider that barrister members of the Inn, particularly those resident or working in the Inn (who are those who will be most affected by the proposed works, and for whose ultimate benefit the proposals are purportedly being put forward) have been given a fair opportunity to respond to the proposals and the lengthy and detailed documentation filed. I ask that an extension of time for responses be granted.</p>