

Mr Andrew Hapgood
David Chipperfield Architects
11 York Road
London
SE1 7NX

Application Ref: **2016/3023/L**
Please ask for: **Alan Wito**
Telephone: 020 7974 **6392**

14 July 2016

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**1-2 Lincoln's Inn Fields
London
WC2A 3AA**

Proposal:

Amendments to internal layouts to all floors and external alterations including the reinstatement of cast iron rainwater goods, introduction of maintenance hatches to roof and replacement of the third floor terrace courtyard with a planted courtyard approved under listed building consent 2013/6325/L dated 7/4/14 (for works of conversion to the listed building).

Drawing Nos: 00_00 Issue P01; 01_-1 Issue P04; 01_00 Issue P05; 01_01 Issue P05; 01_02 Issue P05; 01_03 Issue P04; 01_04 Issue P04; 06_00 Issue P03; 06_01 Issue P04; 06_03 Issue P02; 06_04 Issue P02; 07_00 Issue P01; 07_01 Issue P01; 07_02 Issue P01; 11_-1 Issue P05; 11_00 Issue P05; 11_01 Issue P05; 11_02 Issue P05; 11_03 Issue P05; 11_04 Issue P05; 16_00 Issue P03; 16_01 Issue P03; 16_03 Issue P03; 16_04 Issue P03; 17_00 Issue P02; 17_01 Issue P02; 17_02 Issue P03;

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 All new work and work of making good shall be carried out to match the original work as closely as possible in materials and detailed execution.

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 Reasons for granting listed building consent:

The site is located on the north-west edge of Lincoln's Inn Fields and comprises two four storey plus basement buildings which were amalgamated into one building in the 1840s. The building is grade II listed and located within the Bloomsbury Conservation Area. It currently features on the Heritage at Risk Register maintained by Historic England.

Listed building consent has previously been granted for the conversion of the building into a single dwelling. This application seeks to make revisions to the proposed layout of the building following the commencement of works on site. The alterations do not significantly alter the proposed scheme, with the main changes being on the third floor which under the approved scheme was a largely modern layout. It is therefore considered no harm is caused to the special interest of the grade II listed building.

The site's planning history has been taken into account when coming to this decision. Public consultation was undertaken by placement of a press notice and site notice. No responses were received.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under S.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

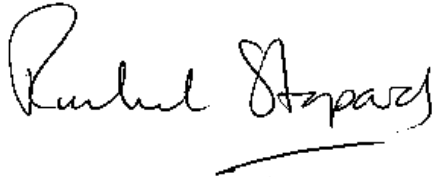
As such, the proposal is in general accordance with policy CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policy DP25 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policy 7.8 of The London Plan 2016 consolidated with alterations since 2011, and paragraphs 14, 17 and 126-141 of the National Planning Policy Framework.

- 2 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 3 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, 5 Pancras Square, London N1C 4AG (tel: 020-7974 6941).

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 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard
Executive Director Supporting Communities