

RV/TT/HM/PD9866
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9th September 2016

Planning Applications
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Dear Sir/Madam,

**PLANNING PERMISSION AND LISTED BUILDINGS CONSENT, WORKS OF REMEDIATION TO 64 LINCOLN'S INN FIELDS, LONDON, WC2A 3JX.
PLANNING PORTAL REFERENCES PP-05466803 and PP-05470394**

Montagu Evans LLP has been instructed by the owner of the above property, James Taylor Group, to submit applications for a variation of a condition following grant of planning permission, and listed building consent for alterations to 64 Lincoln's Inn Fields, WC2A 3JX.

Background

On 23rd January 2015, planning permission was granted under permission reference 2013/7434/P at 64 Lincoln's Inn Fields for:

"Change of use from offices (B1a) to residential (C3) and partial demolition, alteration and extension to create 9 residential units."

Listed building consent was granted on the 28th January 2015 under permission reference 2013/7457/L for:

"Change of use from offices (B1a) to residential (C3) and partial demolition, alteration and extension to the existing building to create nine residential units"

The approved planning permission and listed building consent drawings are enclosed at **Appendix 1.0** to this letter.

During the course of the implementation of the planning permission and listed building consent, various unauthorised works were undertaken to the property.

Application Proposals

This application seeks to vary the existing consent (refs. 2013/7434/P and 2013/7457/L) with minor material amendments, and regularise the unauthorised works. This application therefore consists of an application to vary of a condition following grant of planning permission under Section 73, and an application for listed building consent.

For the avoidance of doubt, this cover letter has been submitted with both applications, and therefore covers both applications.

The package of works proposed has been prepared in full consultation with the Council during several stages of pre-application advice. The description of development stated on the application form for the S73 application is as follows:

“Variation of Condition 2 of planning permission dated 23 January 2015 (ref. 2013/7434/P) to allow amendments to internal partition walls, reducing a rear window between first and second floors, the addition of a glazed wall to the rear and amendments to the facing material of the party wall.”

The description of development stated in the listed building consent application form is as follows:

“Changes to works approved in planning permission dated 28 January 2015 (ref. 2013/7457/L) for the following works - Introduction of wall linings to party walls, stairwell, and ceilings in principal rooms. Minor internal alterations. Suspended ceilings in some bedrooms and fire protection for lift lobbies. Proposals for lighting, reinstating architectural details and new services arrangements.”

Application Contents

The application package comprises:

- This cover letter
- An application form
- Site location plan
- Schedule of works
- Drawings including as approved, proposed, and sections
- Design and Access Statement

The S73 application also includes:

- Window details for rear elevation

The listed building consent application also includes:

- Plasterwork Repair Methodology

For the avoidance of doubt, this letter comprises the Heritage Statement.

A fee of £195 is payable for the S73 application, no fee is required for the listed building consent. The payment will be arranged following submission of this application.

Policy Context

In the paragraphs that follow we summarise the policy context as set out in the National Planning Policy Framework (NPPF).

Paragraph 128 of the NPPF states that an applicant should describe the significance of any heritage asset affected by proposals, including any contribution made by their setting. It goes on to state that the level of detail of that assessment should be proportionate to the asset's importance. The documents comprising this submission provide that assessment.

Paragraph 132 of the NPPF states when considering the impacts of the proposed development on the significance of a designated heritage asset (including that of its setting), great weight should be given to the conservation of the asset's significance. Paragraph 132 also goes on to state that the more important the asset, the greater the weight should be.

Statement of Significance

64 Lincoln's Inn Fields was designated as a Grade II listed building in May 1974. This is a salient point as, in some correspondence, the Council has incorrectly stated that the building is Grade II*. The listed building falls within the Bloomsbury Conservation Area.

The significance of the listed building lies with its historic character and appearance to Lincoln's Inn Fields, where it forms part of a series of buildings that enclose the western side of the square. Lincoln's Inn Fields was originally laid out in the 17th Century and is the largest square in London. The original plan form of the property is legible and structural historic fabric survives. The main staircase is a key architectural feature of interest. The rear elevation and lower ground floor have been extensively altered and extended. The property was converted into offices in the 20th Century and no decorative architectural features survive internally. The rear elevation and interiors do not contribute to the special interest of the listed building.

64 Lincoln's Inn Fields dates from the early 19th Century. The building has a stucco frontage and is set back from the square with an area of hard standing and railings to the front. The street-facing elevation is largely intact despite some phases of alteration, but has reached a stage where it requires significant maintenance and repair.

The property is 4 storeys with basement, set over 5 bays with a flat roof. The building was extended in the 20th Century to create large lower ground storage areas to the north and south, and substantial alterations were made to the rear of the building.

The original plan form of the listed building remains legible, despite some later openings and partitions. The main staircase is located in the centre of the building, with two rooms to the front, and two to the rear. The plan differs slightly on the ground floor where the main entrance emerges into a corridor. At the ground to first floor, there is an L-shaped toilet extension which is accessed from the rear of the staircase. At lower ground floor, there is a set of four vaulted rooms to the rear which have barrel vaulted ceilings.

Internally the building has been adapted for office use, which has included installing a lift and blocking up historic fireplaces. The other historic fixtures and fittings, including doors, joinery and plasterwork, have been replaced with later alternatives. As a consequence, only the surviving elements of the plan form denote the original residential use of the building.

Assessment of Application

The proposals put forward in the S73 and listed building consent applications are assessed below.

S73 Application

Proposed works to basement and ground floor

During pre-application discussions with the Council, the proposed alterations to the basement and ground floor were found to be appropriate and acceptable in principle.

At the basement, the proposed works include:

- Creation of two doors to open in to the rear courtyard;
- Double doors to lead to the main bedroom;
- Creation of an entrance lobby
- New partitions and *en suite* in the north flat

These proposals will not materially affect the permitted scheme or the special interest of the listed building, given that the majority of the works will affect later fabric only. In the case of the entrance lobby, this is required to provide fire protection between the living areas and the communal space. These changes are very minor and will not materially affect the special interest of the listed building.

In addition, the previously consented external stair to the front lightwell will be omitted, and we consider that this will preserve the existing appearance and would therefore be acceptable.

At ground floor, the proposed works include:

- Addition of a maintenance door to rear lightwell;
- Creation of entrance lobbies;
- Doorway between bedroom and *en suite* to be moved in a modern partition;
- New partition for storage in the studio.

As above, we find that the proposals will not materially affect the permitted scheme or the special interest of the listed building, and that the lobbies are justified by the requirements for fire protection between rooms.

Reduce size of rear window

The approved section drawing shows a tall ten-pane window in the side elevation of the new rear extension. This would have been achieved by removing floor plate leading from the stair landing between the first and second floors.

Through construction, it has become clear that removing this floorplate will require substantial structural interventions. Our client therefore proposes to retain the floor plate in order to minimise works. This will necessitate the shortening of the window to six panes.

Full height glazed wall to rear

The approved scheme shows a balustrade around the stairwell in the rear building. It is proposed to replace the balustrade with a single pane that extends to the ceiling which is required to provide a 0.5 fire rated partition to comply with Part B of Building Regulations (2010). We consider this is a minor alteration that would not be a material alteration.

Render of external walls

The approved scheme shows the external party walls to be finished with glazed bricks. Our client would like to finish the walls with white render. We consider that this is a minor amendment to the existing application which will not have a material effect on the special interest of the listed building.

Listed building consent application

Wall linings – stairwell

It is proposed to repair and re-plaster the stairwell in a sympathetic manner that reflects the character and age of the listed building. These works would be completed to a high standard, using a specialist conservation plasterwork contractor.

The general condition of the plasterwork within the stairwell is average to poor, with several sections of the internal walls having been re-plastered in the 1970s office refurbishment. It is clear that large parts of the walls have been re-lined with modern plasterboard and gypsum plaster above the dado rail (also a later addition), and there is evidence of plywood boarding below the dado rail. In some areas it is also evident that ply sheeting has been added on top of a base layer of historic lath and plaster with a layer of gypsum.

The intention is to use modern materials to replace the non-original fabric (i.e. the plyboard sheeting). The new plaster would be suitable to allow the walls to breathe. Where lath and plaster does survive and requires repair, traditional methods and materials will be used including lime plaster and wooden laths.

This approach will enhance the special interest of the listed building by replacing the later, inappropriate materials with modern, sustainable alternatives which more closely resemble the original fabric. No historic

fabric will be replaced, and so no harm will be caused to the listed building. The proposed repair of the original lath and plaster is also a heritage benefit as it will preserve the original fabric.

Wall linings – party walls

It is proposed to line the internal walls with 38mm Gyproc Thermaline PIR board in order to meet the requirements for acoustic and thermal performance set out in Part E of The Building Regulations (2010).

Particular attention has been given to the effect of the new lining on architectural features such as fireplaces. It is intended to scribe around each fireplace to ensure that the appearance of those features is preserved.

Ceiling linings in principal rooms

As part of the conversion to residential use, services are required in the principal rooms of the listed building. The location of the services has been tested to minimise the impact on the listed building. Previously, suspended ceilings were considered to incorporate services, but these were not considered appropriate to the listed building. It is now proposed to apply a 40mm lining to the ceilings which will achieve an improved acoustic performance and 1 hour fire protection between compartment floors. This approach was accepted in principle by the Council in correspondence dated 14/04/16.

To achieve this detail, insulation will be added to the floor void, between the joists. Furthermore, services, including ductwork is proposed within the floor void. The ductwork is proposed as a flat rectangle with dimensions of 200mmx75mm.

It is also proposed to retain the floorboards, which were inserted as part of the 1970s refurbishment, and add an additional layer of Regupol 4515 (an acoustic underlay material) with a suitable floor surface above. The new floor level would be rationalised at the door thresholds.

The existing ceilings are not original. They were established as part of the office refurbishment in 1974 (LPA Reference: 19246). The proposed linings do not, therefore, cause harm to historic fabric. The depth of the lining will not materially affect the appearance of the principal rooms, and the approach would ensure that the proportions of the rooms would be retained. The ceiling lining will achieve the fire and acoustic requirements and not cause harm to the special interest of the listed building.

Dressing room at first floor

New partitions in the principal bedroom at first floor are proposed to create a dressing room. These will replace the free standing cupboard units consented in the previous scheme. The proposed partition will be lightweight and reversible, minimising the impact on the special interest of the listed building.

We highlight that bathrooms have been accommodated in the same location at the upper floors of the building, and that this was deemed acceptable as part of the permitted scheme. This includes the suspended ceilings which is also proposed for the dressing room. We understand that this was the location where an *en suite* could be accommodated, rather than in the closet wing (as is the case on the first floor).

The proposed dressing room would provide the type of feature one would expect to find in a property of this type, and a practical feature that would be desirable for a future occupant. It would therefore contribute to the quality and viability of the residential accommodation in the building.

New kitchen layout to relocate ventilation unit

Following discussions with the Council, our client is proposing to change the layout of the kitchen so that the extractor fan would be placed against the southern elevation, rather than over the island. This alteration negates the need to run ventilation into the ceiling. Instead, the ventilation ductwork would be run above the kitchen cupboards along the southern elevation and into the riser. This work would be an improvement to the existing consent.

Suspended ceilings in the second bedrooms (floors 1-3)

It is proposed to install suspended ceilings in the second bedroom at floors 1-3 to allow a mechanical duct to lie within the ceiling void from the WC and bathroom and exit the building on the new side elevation. This area is an extension to the existing building, and is therefore new fabric.

We understand there are a number of structural elements that cannot be penetrated at lower level within the elevations. Consequently, the services are proposed to be laid at high level.

The appearance of the duct on the exterior of the building is a particular consideration and so our client has proposed an air brick so that the materiality is maintained.

Given that this part of the building is modern fabric, we consider that the provision of a suspended ceiling would not harm the special architectural interest of the building.

Fire protection in lift lobbies

We have given special consideration to the proposed approach to fire protection in the lift entrance lobbies throughout the building. Here, a smoke curtain will be positioned above the lift entrance. In order to accommodate the curtain mechanism, a ceiling depth of 300mm is required. Different storage options for the mechanism were explored in order to minimise the impact on the listed building.

One option was a bulkhead box, which would create an awkward appearance in the listed building. Instead, a new level ceiling is proposed. This is a simple, plain solution which will not cause harm to the special interest of the listed building.

It is notable that the lift lobbies were created in the 1970s and are of no architectural value. Furthermore, the height of the space is such that a new ceiling could be incorporated without harming the proportion of the space. The proposed fire protection is therefore consistent with securing a practical, safe use of the listed building and will not harm its special interest.

Lighting

In the principal rooms new pendant lights are proposed with plasterwork ceiling rose. This will enhance the special interest of the listed building by restoring the character and appearance of the building with historic features. Spotlights are proposed in the bedrooms to the rear of the property.

Reinstating architectural details

The drawings show the proposed architectural details which will be introduced to the listed building. As part of the development cornices and window surrounds in the principal rooms will be reinstated, which will enhance the historic character of the listed building.

The detail also provides a section showing the intention to install secondary glazing to provide acoustic insulation.

Services

The proposals include works relating soil pipes, electrics and plumbing, and extract ductwork.

To service the utilities and bathrooms, soil pipes are proposed through the building. The locations are shown in the corresponding service plans. The location of the pipes within the floors are illustrated in the floor section.

In the historic part of the building, it is intended to lead the electrics/plumbing within the floor voids, and between the joists. This arrangement is illustrated in the relevant sections. Where openings in historic fabric are required,

these will be made below floor level, with an aperture suitable for the services, and using hand tools to ensure that minimal fabric is removed. The area around the aperture will then be made good to match the existing.

In the modern extension, it is proposed to run the electrics and plumbing within a suspended ceiling.

"The majority of the ductwork will be laid within the floor voids. The exception is in the new extension in the south west part of the building. In this location, it is intended to run the ductwork within the suspended ceiling. Where the ductwork as it meets the exterior elevations it is proposed to either use a suitable airbrick or a vent grill to match the existing.

Conclusion

Overall the works do not affect the primary significance of the building as manifested in its historic and architectural value. In any event, the proposals are appropriate to the listed status of the property (in our opinion).

All other works of alteration to the building are those that have been previously considered acceptable in principal by the Council in the determination of planning permission and listed building consent in references 2013/7434/P and 2013/7457/L.

Closing

We will look forward to validation and determination of this planning application. If you have any queries please contact Raoul Veevers and Tim Tatlioglu in this office at your earliest convenience (raoul.veevers@montagu-evans.co.uk and tim.tatlioglu@montagu-evans.co.uk).

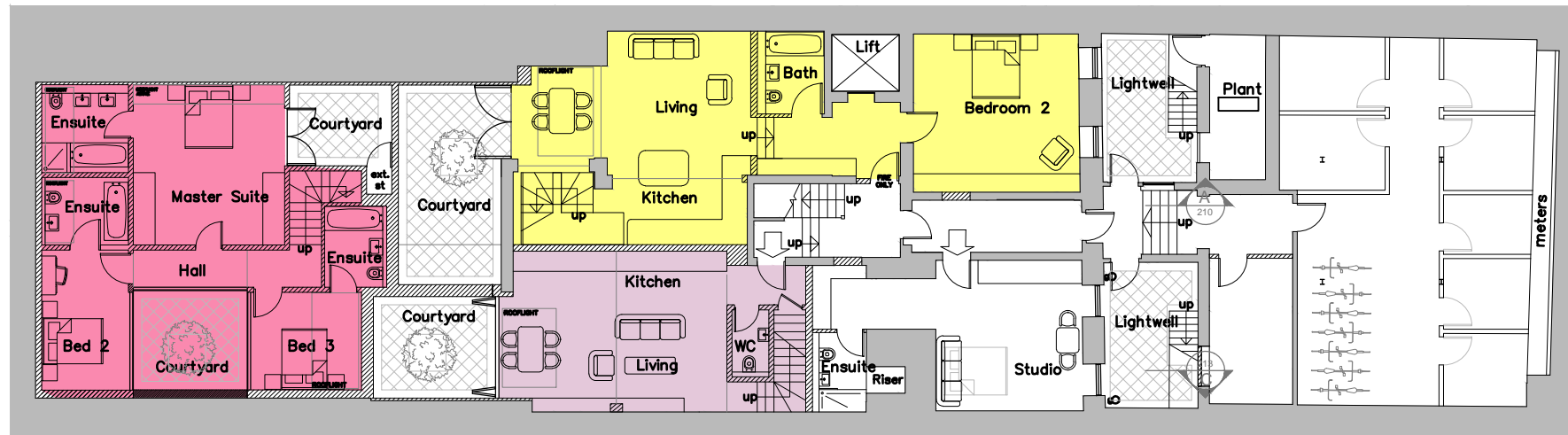
Yours sincerely,



MONTAGU EVANS LLP

Encl.

Appendix 1.0 – Approved planning permission and listed building consent drawings (refs. 2013/7434/P and 2013/7457/L)



A
B

A
B

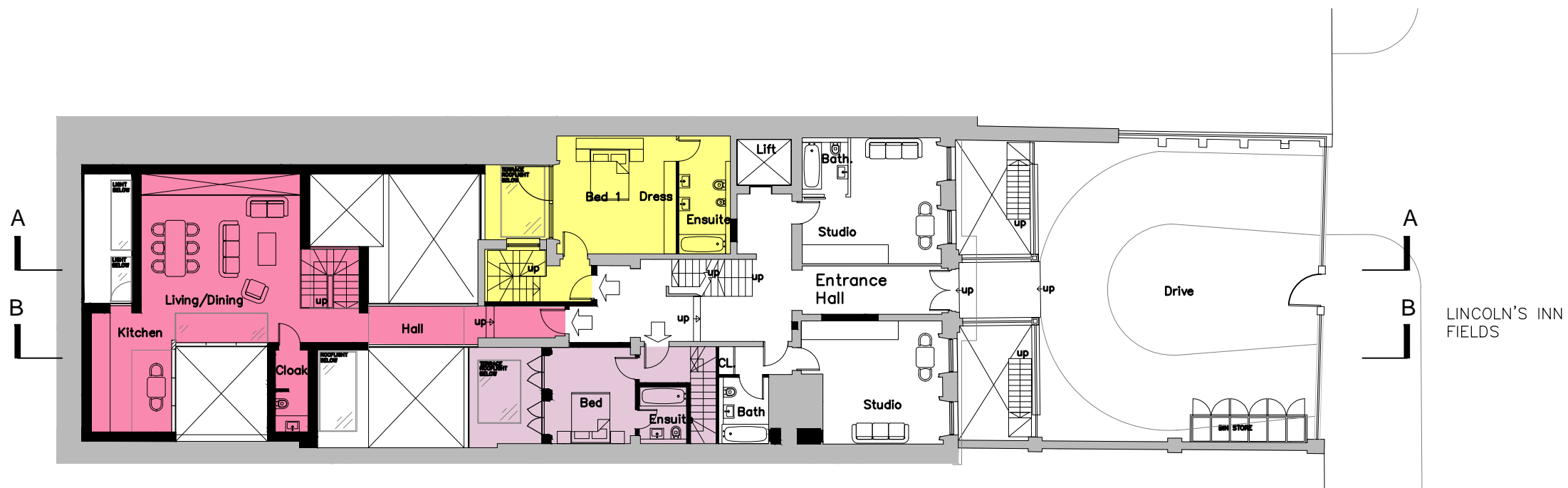
3654-PL-600
 BASEMENT PLAN - AS APPROVED PURCELL
 PURCELL DRAWING L(00)200 REV:F
 APPROVAL REF:2013/7457/L & 2013/743/P



VISUAL SCALE 1:200 @ A3



James Taylor Construction



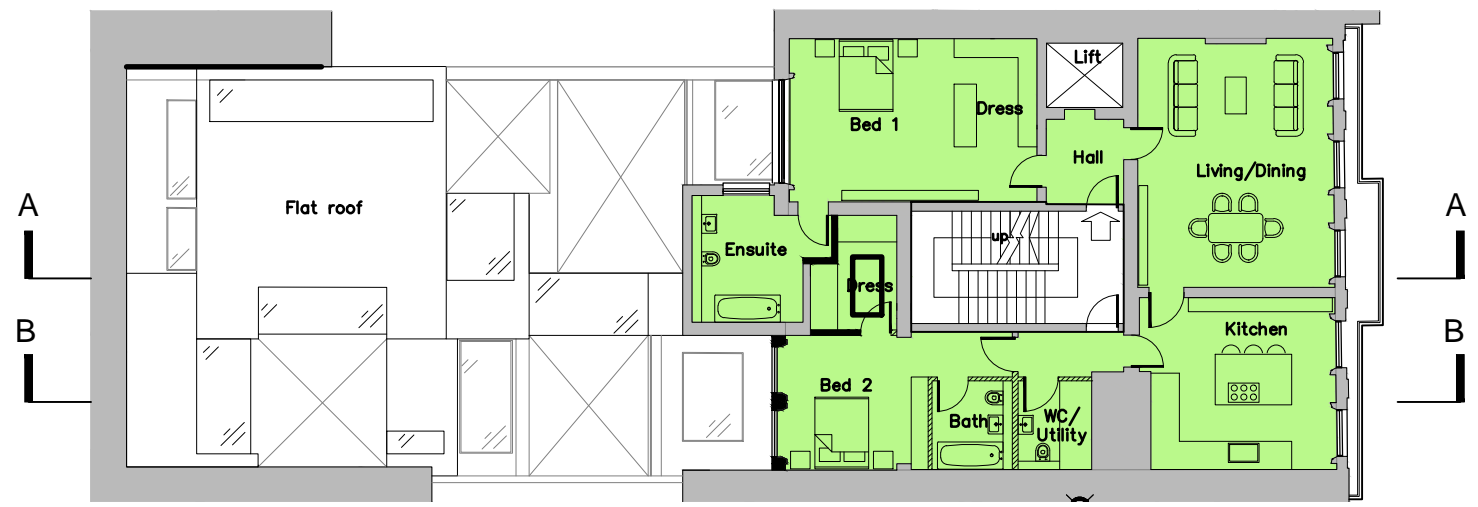
3654-PL-601
 GROUND FLOOR PLAN - AS APPROVED
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 APPROVAL REF:2013/7457/L & 2013/743/P



VISUAL SCALE 1:200 @ A3



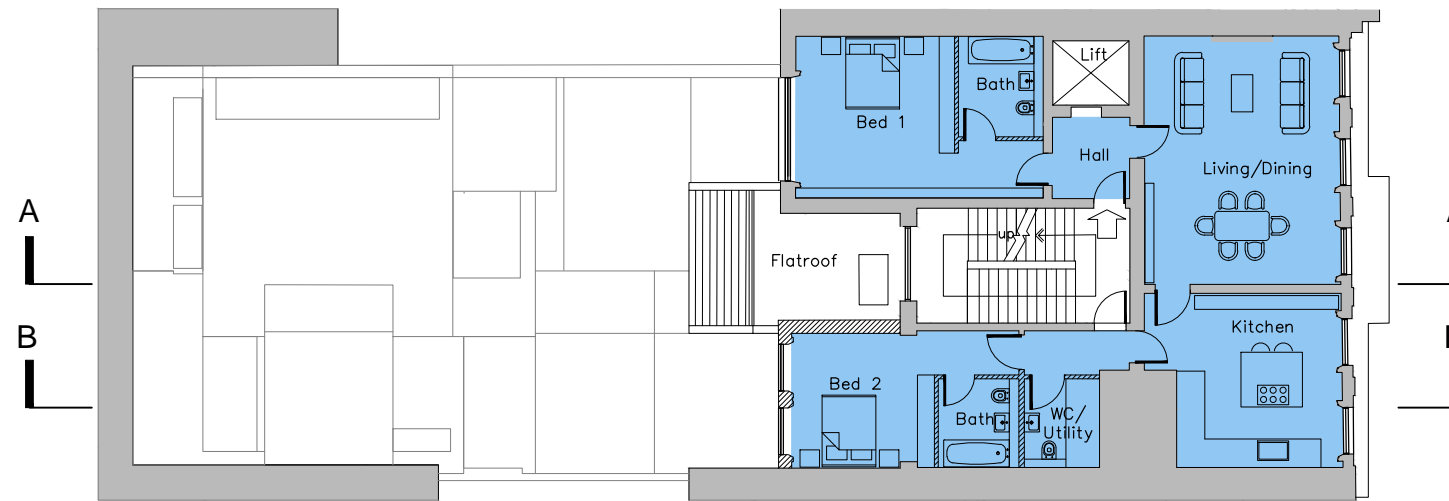
James Taylor Construction



VISUAL SCALE 1:200 @ A3

3654-PL-602
 FIRST FLOOR PLAN - AS APPROVED
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 APPROVAL REF:2013/7457/L & 2013/743/P



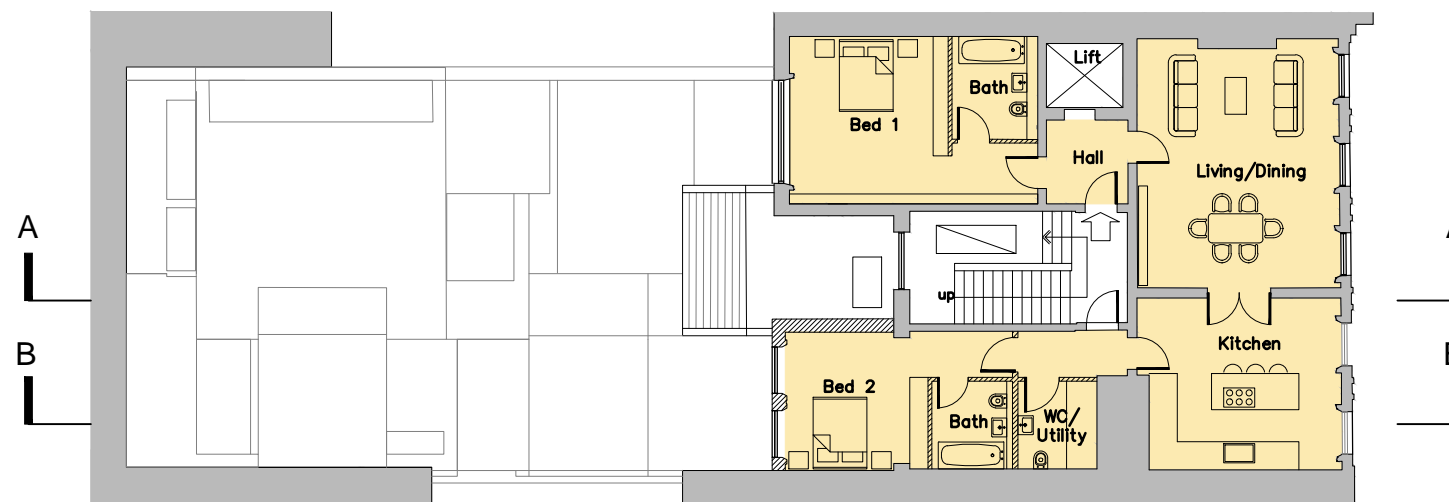


VISUAL SCALE 1:200 @ A3

3654-PL-603
 SECOND FLOOR PLAN - AS APPROVED
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 APPROVAL REF:2013/7457/L & 2013/743/P



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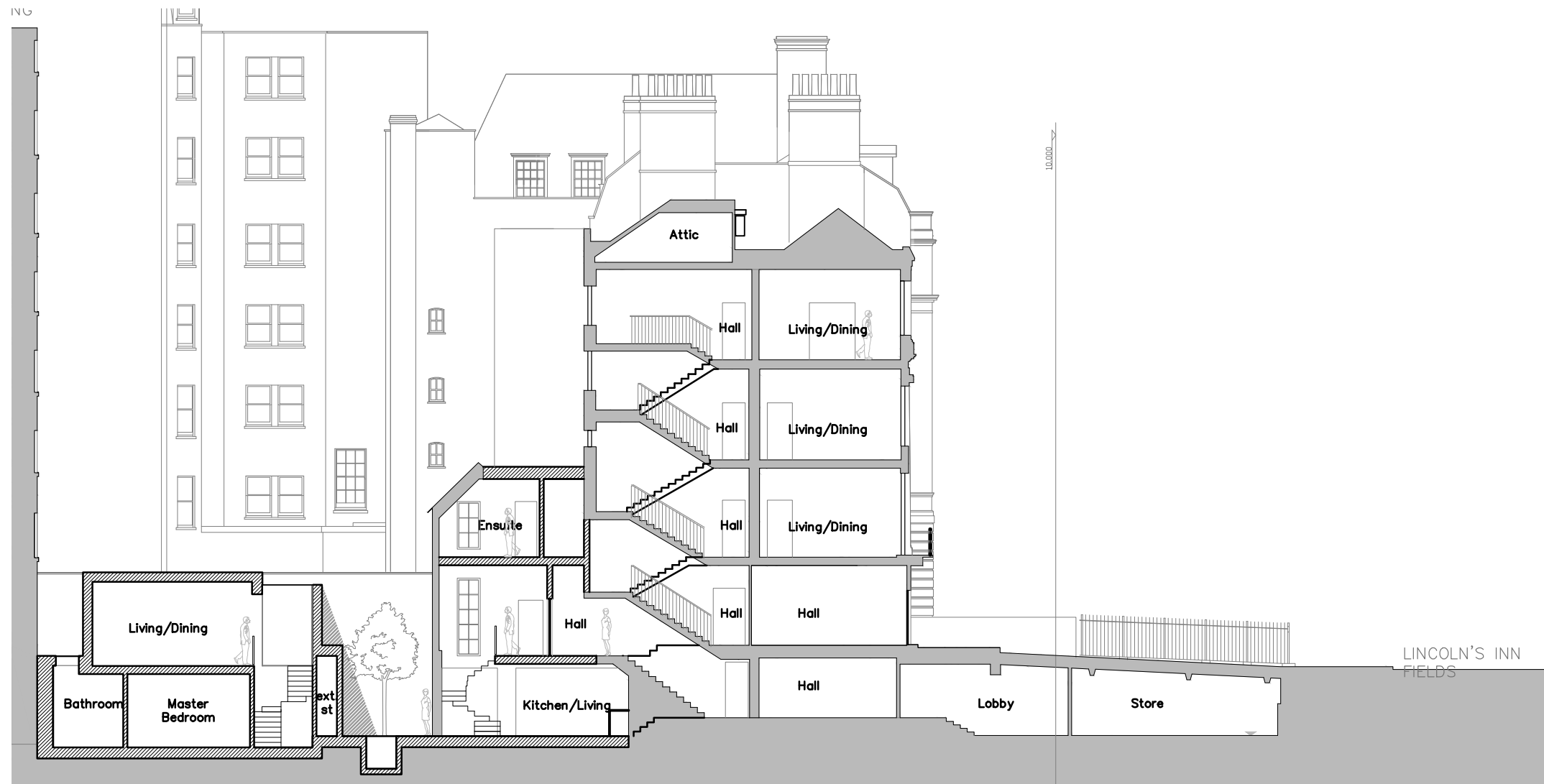


VISUAL SCALE 1:200 @ A3

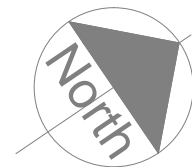
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 3654-PL-604
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 APPROVAL REF:2013/7457/L & 2013/743/P



James Taylor Construction



3654-PL-605
 SECTION A-A - AS APPROVED
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 APPROVAL REF:2013/7457/L & 2013/743/P



VISUAL SCALE 1:200 @ A3



James Taylor Construction



3654-PL-606
 SECTIONB-B - AS APPROVED
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 APPROVAL REF:2013/7457/L & 2013/743/P



VISUAL SCALE 1:200 @ A3



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