

Mr Tim Miles
Montagu Evans LLP
5 Bolton Street
London
W1J 8BA

Application Ref: **2016/4672/L**
Please ask for: **Alfie Stroud**
Telephone: 020 7974 **2784**

23 December 2016

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
Great Hall
Lincoln's Inn
London
WC2A 3TL

Proposal:
Deconstruction and re-installation of existing southern stone staircase, and associated works.

Drawing Nos: Location Plan;

Site Location Plan;

597-19800-PL1, 597-19801-PL1, 597-19802-PL1, 597-19805-PL1, 597-19806-PL1, 597-19807-PL1, 597-19810-PL1, 597-19811-PL1, 597-19812-PL1, 597-19813-PL1, 597-19814-PL1, 597-19815-PL1;

Statement of Justification, prepared by Graham Construction;

Structural Planning Report for the Southern Staircase, prepared by Eckersley O'Callaghan;

Method Statement, prepared by Szerelmey;

Method Statement Addendum, prepared by Szerelmey;

Design, Access & Heritage Statement.

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 external and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

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.

- 3 The works hereby approved are only those specifically indicated on the drawing(s) referred to above.

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 Reason for granting Listed Building Consent:

The southern staircase at Philip Hardwick's 1843 Lincoln's Inn Great Hall (listed at GI*) is constructed of a Doncaster stone, supported on load-bearing brick masonry at ground- and lower-ground floor level. It gives access to the south entrance of the Great Hall from the East Terrace.

Planning Permission and Listed Building Consents 2015/4404/P & 2015/4498/L were granted for the excavation of the East Terrace before the Great Hall, to include the demolition of the brick supporting walls of the staircase and its resupport on a new steel structure as part of the construction of new facilities beneath the East Terrace. Due to evidence found since the commencement of works, a revised approach to the excavation beneath the staircase is proposed which would deconstruct, store and reconstruct the stonework and which is considered to better avoid harm to the fabric of the southern staircase during construction. A thorough structural justification has been provided and a suitable method statement by specialist masonry contractors.

Subject to exact reconstruction of the staircase following the method statement, including replacement of 15no. stones which are considered damaged beyond reuse by stones salvaged from the nearby East Terrace wall, the proposals are not considered to cause harm to the special interest of the listed building, nor to its contribution to appearance of the Conservation Area.

Consultation was undertaken by placement of a press and site notice, by which no objections were received. Historic England were consulted and responded with a letter of flexible authorisation stamped and countersigned by the National Planning Casework Unit for the Secretary of State, dated 30 November 2016. The site's planning history was taken into account in reaching this decision.

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

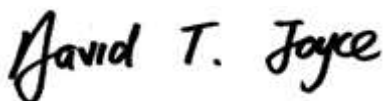
As such, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan 2016, consolidated with alterations since 2011; and paragraphs 14, 17, 56 -66 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.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



David Joyce
Executive Director Supporting Communities