

Mr Shital Thakkar  
James Taylor House St Albans Road  
East Hatfield AL10 0HE

Application Ref: **2017/0037/P**  
Please ask for: **Nick Baxter**  
Telephone: 020 7974 **3442**

17 January 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:  
**64 Lincoln's Inn Fields**  
**London**  
**WC2A 3JX**

Proposal:  
Condition 2b of 2013/7457/L  
Drawing Nos: 3654PL350

The Council has considered your application and decided to grant permission.

Informative(s):

1 Reasons for granting approval of details (listed building)

The asset is a grade-II-listed town house. This AOD relates to condition 2b of 2013/7457/L, which requires: b) Plan, elevation and section drawings of all new windows to the rear elevation of the main building at a scale of 1:10 with typical glazing bar details at 1:1.

The application relates to a modern extension to the rear of the building. The applicant has supplied drawings of suitably designed timber sash windows with structural glazing bars and a putty fillet, and the application is therefore acceptable.



The proposed works will not harm the special interest of the grade-II-listed building.

The site's planning history has been taken into account in making this decision.

Special attention has been paid to the desirability of preserving the special interest of the listed building, 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 March 2016, consolidated with alterations since 2011; and paragraphs 14, 17, 56 -66 and 126-141 of the National Planning Policy Framework.

2 You are reminded that conditions:

a) Typical details of new railings, gates and piers to front elevation at a scale of 1:10 with finials at 1:1, including materials, finish and method of fixing into the plinth.

c) Samples and/or manufacturer's details of new facing materials for the rear mews house (to be provided on site and retained on site during the course of the works).

d) Details of service runs for all new bathrooms/kitchens, demonstrating the relationship of new pipework with the structure of the building.

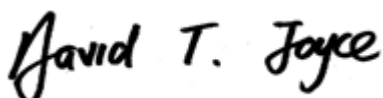
are outstanding and require details to be submitted and approved.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

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 that reads "David T. Joyce". The signature is written in a cursive, slightly stylized font.

David Joyce  
Executive Director Supporting Communities

