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Application Ref: **2016/4946/L**
Please ask for: **Nick Baxter**
Telephone: 020 7974 **3442**

1 February 2017

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted and Enforcement Action to be Taken

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

Proposal:

Changes to works approved as per Listed Building Consent dated 28th 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.

Drawing Nos: 3654 A128 A (roof), 3654 PL 629 (cupboard), 3654 PL 627 (mailbox), 3654 PL 626 (basement windows), 3654 PL 624 3 (3f aircon cupboard), 3654 PL 624 2 (2f aircon cupboard), 3654 PL 624 1 (1f aircon cupboard), 3654 PL 623 (airbricks and grilles), 3654 PL 622 (window dressings), 3654 PL 621 A (floors and ceilings), 3654 PL 620A (staircase), 3654 PL 619 (lift lobbies), 3654 PL 616C (roof section), 3654 PL 615 (section AA), 3654 PL 614 A SCP (3f ceilings), 3654 PL 614A (3f plan), 3654 PL 603 SCP (2f ceilings), 3654 PL 613B (2f plan), 3654 PL 612B SCP (1f ceilings), 3654 PL 612C (1f plan), 3654 PL 611A (gf plan), 3654 PL 610 (bf plan), 3654 PL 618 C (1f 2f 3f M&E), 3654 PL 617 A (bf gf M&E)

The Council has considered your application and decided to grant Listed Building Consent subject to the following condition(s):



Conditions And Reasons:

- 1 The development hereby granted listed building consent shall be completed in accordance with the drawings hereby approved within 6 months of the date of this permission.

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.

- 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.

- 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 The site is a grade-II-listed town house of the late 18th century. It has been much altered internally, although the staircase survives intact. The applicant is converting it from office use to flats.

This application seeks to revise consent 2013/7457/L, where site visits revealed that the applicant had not built in accordance with the approved drawings.

The unauthorised works to have taken place were adjudged as part of application 2015/4125/P to cause harm and fail to safeguard the special architectural and historic interest of the building.

In mind of applications 2013/7457/L & 2015/4125/P, unauthorised suspended ceilings and wall linings were removed, allowing the proper relationship of the windows to the walls and the rooms' general proportions to be appreciated once more. Unauthorised plan alterations, including air conditioning cabinets, nibs, additional en suite bathrooms and a dry riser were removed, while additional doorway openings were removed or regularised. Double glazed windows have

been removed from the basement and reinstated as single glazing. Plasterboard overcladding was removed from the historic staircase. All of which have been depicted on plan and site inspected.

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.

The proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policies CS5 and CS14; and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policies DP24 and DP25. 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 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, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 3 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.
- 4 The development hereby granted listed building consent shall be completed in accordance with the drawings hereby approved within 6 months of the date of this permission. Failing this, the Director of Culture and Environment will instruct the Borough Solicitor to issue an Enforcement Notice alleging a breach of planning control.
- 5 Please note the development hereby granted listed building consent now negates the requirement of details to be submitted and approved for Condition 2 d) (Details of service runs for all new bathrooms/kitchens, demonstrating the relationship of new pipework with the structure of the building) granted under reference 2013/7457/L dated 23/01/15 (Change of use from offices to residential and partial demolition, alteration and extension to create 9 residential units.).

You can find advice about your rights of appeal at:

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

Yours faithfully

Executive Director Supporting Communities

2016/4946/L

David T. Joyce

David Joyce
Executive Director Supporting Communities