

Mr Dominic McSweeney
Brimelow McSweeney Architects
26 Great Queen Street
London
WC2B 5BL

Application Ref: **2016/5664/P**
Please ask for: **Hugh Miller**
Telephone: 020 7974 **2624**

22 June 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:
10-11 Lincoln's Inn Fields
London
WC2A 3BP

Proposal:

Alterations to building façades; including new windows and entrance door to ground and first floor, removal of canopies and redecoration of windows; new dormers at 5th floor level, new balustrade and decking to terrace. Rear - replacement of ground floor facade, removal of clutter to upper facade, redecoration of windows, and new windows at 5th floor level. Removal of ground floor slab; and installation of new slab at lower ground level. New railings and front garden treatment

Drawing Nos: Location plan 1611-0001 & 1611-0002; 1611-0100 Rev A; 1611-0101 Rev A; 1611-0102 Rev A; 1611-0103 Rev A; 1611-0104 Rev A; 1611-0105 Rev A; 1611-0106 Rev A; 1611-0107 Rev A; 1611-0108 Rev A; 1611-0200 Rev A; 1611-0201 Rev A; 1611-0300 Rev A; 1611-0301 Rev A; 1611-0900; 1611-0901; 1611-0902; 1611-0903; 1611-0904; 1611-0905; 1611-0906; 1611-0907; 1611-0908; 1611-0910; 1611-0920; 1611-0921; 1611-1100 Rev B; 1611-1101 Rev B; 1611-1102 Rev A; 1611-1103 Rev A; 1611-1104 Rev A; 1611-1105 Rev A; 1611-1106 Rev A; 1611-1107 Rev A; 1611-1200 Rev D; 1611-1201 Rev C; 1611-1300 Rev A; 1611-1301 Rev A; BDS Two Tier Rack [cycle storage]; Energy Statement dated 14/10/2016 - Ref. 1999 - Lincoln's Inn - Energy Assessment - 161014yp.docx; Sustainability Statement dated 14/10/2016 - Ref. 1997-Lincoln's Inn Fields - Sustainability Statement - 1610-14JEP.doc; Noise Impact Assessment by Clarke



Saunders Acoustics, dated 14/10/2016 - Ref. Report AS9143.161013.NIA; Design and Access Statement dated October 2016.

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

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: Location plan 1611-0001 & 1611-0002; 1611-0100 Rev A; 1611-0101 Rev A; 1611-0102 Rev A; 1611-0103 Rev A; 1611-0104 Rev A; 1611-0105 Rev A; 1611-0106 Rev A; 1611-0107 Rev A; 1611-0108 Rev A; 1611-0200 Rev A; 1611-0201 Rev A; 1611-0300 Rev A; 1611-0301 Rev A; 1611-0900; 1611-0901; 1611-0902; 1611-0903; 1611-0904; 1611-0905; 1611-0906; 1611-0907; 1611-0908; 1611-0910; 1611-0920; 1611-0921; 1611-1100 Rev B; 1611-1101 Rev B; 1611-1102 Rev A; 1611-1103 Rev A; 1611-1104 Rev A; 1611-1105 Rev A; 1611-1106 Rev A; 1611-1107 Rev A; 1611-1200 Rev D; 1611-1201 Rev C; 1611-1300 Rev A; 1611-1301 Rev A; BDS Two Tier Rack [cycle storage]; Energy Statement dated 14/10/2016 - Ref. 1999 - Lincoln's Inn - Energy Assessment - 161014yp.docx; Sustainability Statement dated 14/10/2016 - Ref. 1997-Lincoln's Inn Fields - Sustainability Statement - 1610-14JEP.doc; Noise Impact Assessment by Clarke Saunders Acoustics, dated 14/10/2016 - Ref. Report AS9143.161013.NIA; Design and Access Statement dated October 2016.

Reason: For the avoidance of doubt and in the interest of proper planning.

- 4 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details by not later than the end of the planting season following completion of the development or any phase of the development, whichever is the sooner. Any trees or areas of planting which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting

season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policy CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 5 Noise levels at a point 1 metre external to sensitive facades shall be at least 5dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 10dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 6 The 21 cycle spaces hereby approved and shown on the ground floor plan shall be provided in their entirety prior to the first occupation of the development, and permanently maintained and retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policy DP17 of the London Borough of Camden Local Development Framework Development Policies.

- 7 No development shall take place until full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the local planning authority in writing. Such details shall include details of any proposed earthworks including grading, mounding and other changes in ground levels. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policy CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

1 Reasons for granting permission:

The host building is a contemporary 1970's replacement building which is acknowledged as not making a contribution to the character and appearance of the Bloomsbury conservation area. It nevertheless adds to the contrasting design characteristic within the streetscene and represents buildings of the 20th Century. At the front elevation, the refurbishment at the ground and 1st floor levels seeks to blend new details with the existing. The re-alignment of the bay windows acts to restore order and symmetry by defining each of the 6 window bays with subtly defined brick coursing; and the smaller new windows at ground floor level with contrasting verticality to complement the 1st floor refurbished windows. Consequently, the totality of the refurbishment on both levels continue to harmonise and complement this contemporary designed building; in terms of detail design, scale and proportions and use of materials.

Similarly, the proposed infill brick work and new windows at the rear basement floor level not only increase the use of the floorplate, it would enhance the streetscape and the appearance of the host building. At the roof level, the proposed replacement copper clad dormers (front elevation) and windows at rear are of matching scale and proportions and are considered acceptable; due to complementary use of materials. At this level, the new decking and balustrade together posed no specific harm to the host buildings appearance and is acceptable. Generally, the proposed refurbishment works are considered acceptable and would not give rise to any adverse impact on the neighbouring listed buildings or the wider conservation area.

The application is accompanied by an acoustic noise report which demonstrates that the replacement plant machinery within the existing acoustic enclosure would comply with Camden's Noise Standards. The proposed would not have any adverse impact on neighbour amenity in relation to noise and or vibrations or impact on privacy resulting from the refurbished works of added decking and timber screen. Nevertheless a condition is attached to mitigate any adverse noise nuisance. Other supporting documents such as sustainability statement and an energy assessment have been submitted and demonstrated compliance with policy DP22 and CPG3.

Transport: 21 cycle storage spaces are provided at the ground floor level and is policy compliant and acceptable; and is the subject to conditions. Due to on-street parking pressures, it is considered that the proposal be carfree, in addition to a construction management plan be submitted and form part of a legal agreement. The applicant has agreed to enter into a legal agreement.

The refurbished hard and soft landscaping works within the front garden and boundary treatments is considered to add value to the appearance of the host building and the streetscene and is acceptable.

The neighbours were consulted and no objections were received. The site's planning history and relevant appeal decisions were taken into account when coming to this decision. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area,

under s.72 of the Planning (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, CS11, CS13 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP5, DP18, DP22, DP24, DP25, DP26, DP28 and DP29 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies of the London Plan March 2016; and the National Planning Policy Framework 2012. The proposal also accords with Policies A1, A4, D1, D2, T1, T2, T4 and CC2 of the Camden Local Plan Submission Draft 2016.

- 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 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 4 The Mayor of London introduced a Community Infrastructure Levy (CIL) to help pay for Crossrail on 1st April 2012. Any permission granted after this time which adds more than 100sqm of new floorspace or a new dwelling will need to pay this CIL. It will be collected by Camden on behalf of the Mayor of London. Camden will be sending out liability notices setting out how much CIL will need to be paid if an affected planning application is implemented and who will be liable.

The proposed charge in Camden will be £50 per sqm on all uses except affordable housing, education, healthcare, and development by charities for their charitable purposes. You will be expected to advise us when planning permissions are implemented. Please use the forms at the link below to advise who will be paying the CIL and when the development is to commence. You can also access forms to allow you to provide us with more information which can be taken into account in your CIL calculation and to apply for relief from CIL.

<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

We will then issue a CIL demand notice setting out what monies needs to be paid when and how to pay. Failure to notify Camden of the commencement of

development will result in a surcharge of £2500 or 20% being added to the CIL payment. Other surcharges may also apply for failure to assume liability and late payment. Payments will also be subject to indexation in line with the construction costs index.

Please send CIL related documents or correspondence to CIL@Camden.gov.uk

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 style with a large initial 'D'.

David Joyce
Director of Regeneration and Planning