

Flat 1, 27 Old Buildings
Lincoln's Inn

CONTENTS

1.0	INTRODUCTION	2
2.0	SITE AND HISTORY	3
3.0	STATEMENT OF SIGNIFICANCE	8
4.0	PLANNING POLICY ASSESSMENT AND CONCLUSION	9

APPENDICES

1.0	List Description
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1.0 INTRODUCTION

1.1 Montagu Evans is instructed by the Honourable Society of Lincoln's Inn (the 'Applicant') to provide consultancy services and produce this Planning and Heritage Statement (the 'Statement') in support of proposals which are subject to an application for listed building consent at flat 1, 27 Old Buildings, Lincoln's Inn (the 'Property').

1.2 The Site is located in the London Borough of Camden (the 'Council'). **Figure 1** outlines the boundary of the Site and is described at **Section 2.0**.

1.3 The proposals may be summarised as (the 'Proposed Development'):

Reconfiguration of internal layout to enlarge living room and bathroom.

Purpose of the Report

1.4 The Property was Grade II listed on 24 October 1951 as part of the gatehouse / gate tower fronting Chancery Lane. The list description for the building is provided at **Appendix 1**. It is also located within the Bloomsbury Conservation Area.

1.5 This Statement comprises the following documents submitted in support of the application:

- Heritage Statement;
- Planning Statement; and
- Design and Access Statement.

1.6 It provides an explanation of how the Proposed Development satisfies the planning policies and supplementary planning documentation outlined in the development plan.

1.7 The assessment is in accordance with the statutory provisions of sections 16 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, paragraph 128 of the National Planning Policy Framework (2012), and the applicable policies of the development plan.

Summary

1.8 It should be noted that the south tower, including the Property, was reconstructed in 1966/67, subsequent to being statutorily listed. The reconstruction was undertaken as part of the rebuilding of Nos.24-26 Old Buildings and Bishop's Court. The internal arrangements of the third and fourth floors, the location of flat 1, are considered to have been entirely altered with the rebuilding.

1.9 The Proposed Development is for internal alterations only. We consider these alterations have no bearing on the heritage significance of the Property, the gatehouse listing or the Conservation Area as a whole.

1.10 This application for listed building consent is submitted for completeness and to satisfy the statutory requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990.

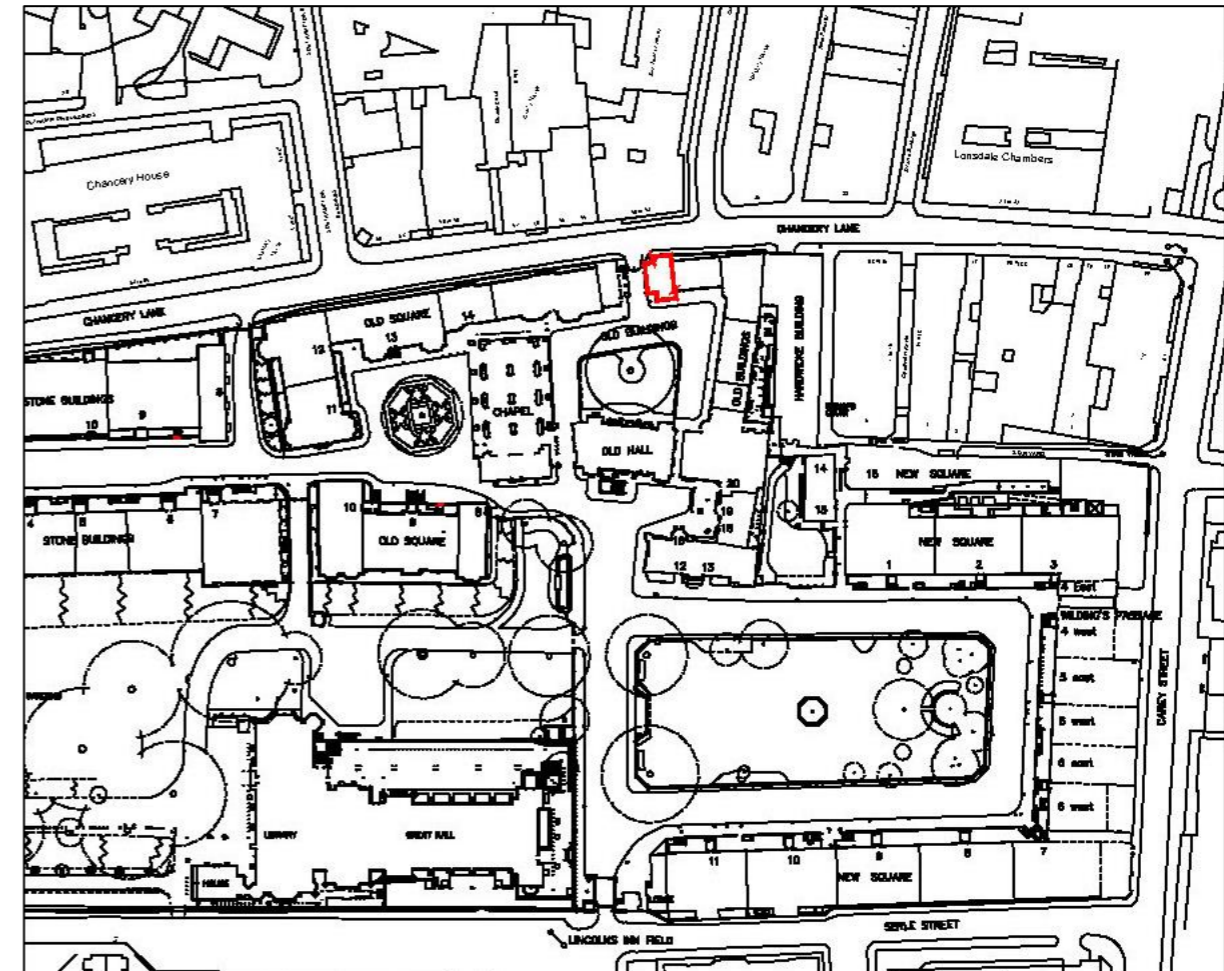


Figure 1 Site Location. Not to Scale. Source: Honourable Society of Lincoln's Inn

2.0 SITE AND HISTORY

Summary History Lincoln's Inn

- 2.1 Lincoln's Inn is located to the east of Lincoln's Inn Fields. The Inn is bound by Newman's Row to the west and Chancery Lane to the east. The rear of buildings located at High Holborn form the northern boundary. Carey Street borders the site to the south. The Honourable Society of Lincoln's Inn has been evolving and expanding since its foundation in 1422.
- 2.2 The four Inns of Court – Lincoln's Inn, Inner Temple, Middle Temple and Gray's Inn - are professional societies of barristers. All barristers who practise in England and Wales, and all students intending to becoming barristers must belong to one.
- 2.3 The Inns also provide professional accommodation for their members, dining and meeting facilities and places of worship. There is of course also office space associated with the administration and management of the Inn itself. The Inn is a self-contained collegiate-type precinct. Many of the buildings are of historic interest – indeed the Inns collectively are the custodians of a significant number of nationally significant buildings. The heritage and architecture of the Inns attract many visitors, both tourists and those who live or work in the vicinity. Lincoln's Inn is open for public enjoyment every day.

The Gatehouse

- 2.4 The Site has historically been known by a number of different addresses. The list description which covers this building is the Gatehouse or Gate Tower. The gatehouse was designated on 24 October 1951. The building is now known as 27 Old Buildings and is located in the southern tower of the gatehouse. The entirety of Lincoln's Inn, is located within the Bloomsbury Conservation Area (Camden), sub area 9. Westminster's Strand Conservation Area borders Lincoln's Inn to the south. To the east of Lincoln's Inn is the City of London's Chancery Lane Conservation Area.
- 2.5 The original gatehouse was the principal entrance to the Inn from 1518 to 1845, into Gatehouse Court. The towers were originally battlemented and the gates were a later addition from about 1564. The towers were constructed in red brick with diaper patterns in darker brick. The tower was repaired and ornamented in 1814, and the arms added.
- 2.6 In the late C19 a scheme to replace the gatehouse was put forward by Sir Gilbert Scott with the support of Lord Grimsthorpe, although not approved by the Bench. The Inn appointed an architect, Mr Birch who surveyed the gatehouse and Old Buildings to consider its condition. The survey drawings from 1889 show the form of the buildings at this time. Rather than replacing the towers at this time the repairs to the buildings was undertaken.
- 2.7 Although a number of neighbouring buildings were badly bomb damaged during the war the gatehouse stood firm. However, regardless of this, the North Tower was rebuilt in 1956 whilst retaining its original features, like the spiral staircase. Very little brickwork of the north tower remained by many series of major repairs and patching.

- 2.8 The South Tower, in which the site is located, was rebuilt in 1967 after receiving permission for its rebuilding on 15 November 1966. The reconstruction was undertaken as part of the rebuilding of 24-26 Old Buildings and Bishop's Court. The drawings of the rebuilding suggest that the internal arrangements of the third and fourth floors were altered with the rebuilding. Few changes to the plan form have been made during this time, although this does not appear to be the original plan of the building, especially considering the layout of the North.



Figure 2 1888 drawing of the Chancery Lane facade of the Gatehouse and Old Buildings



Figure 3 Annotated Photograph of the gatehouse showing the new parapet

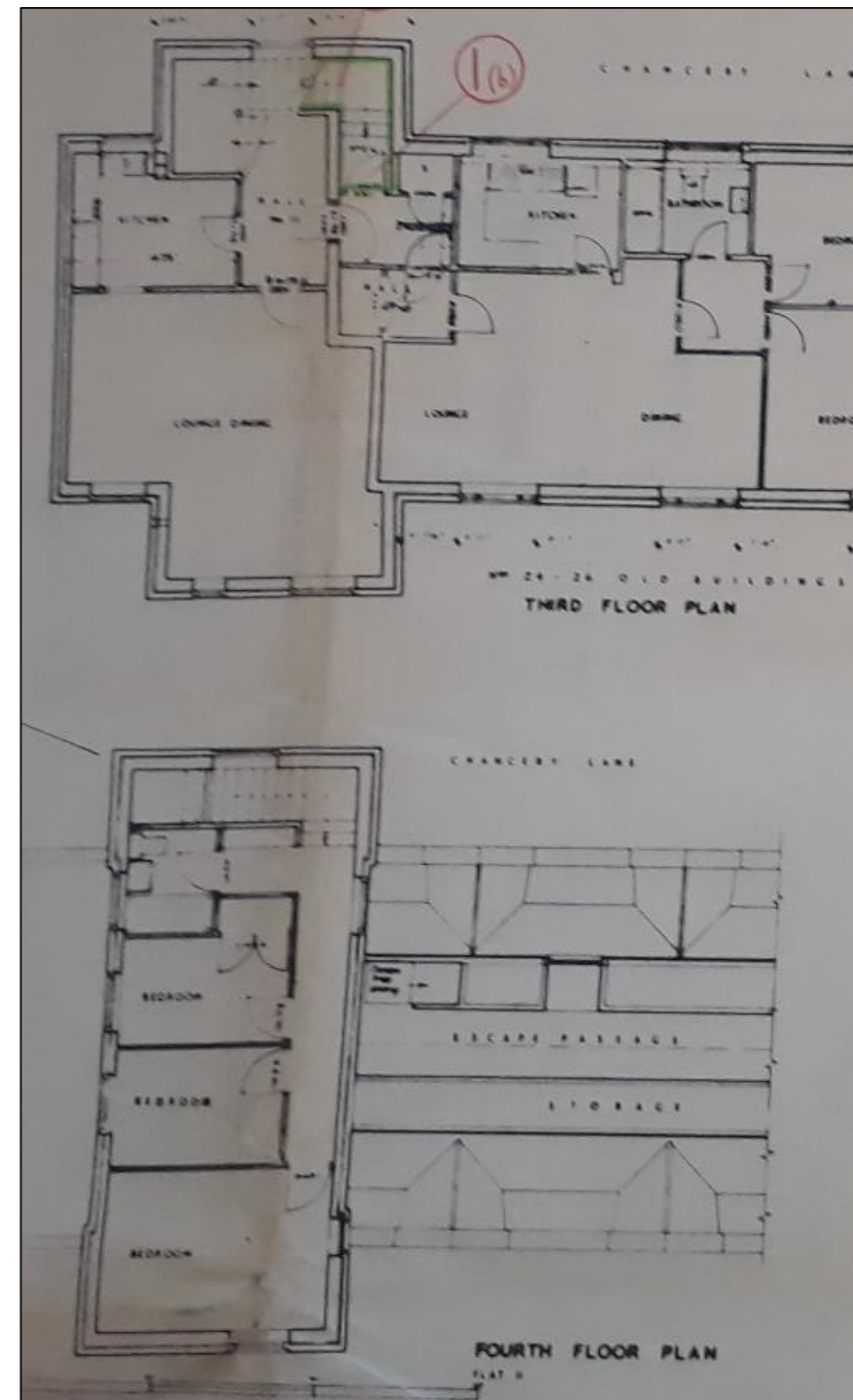


Figure 4 Plan showing the internal layout of the third and fourth floor following the reconstruction of the building

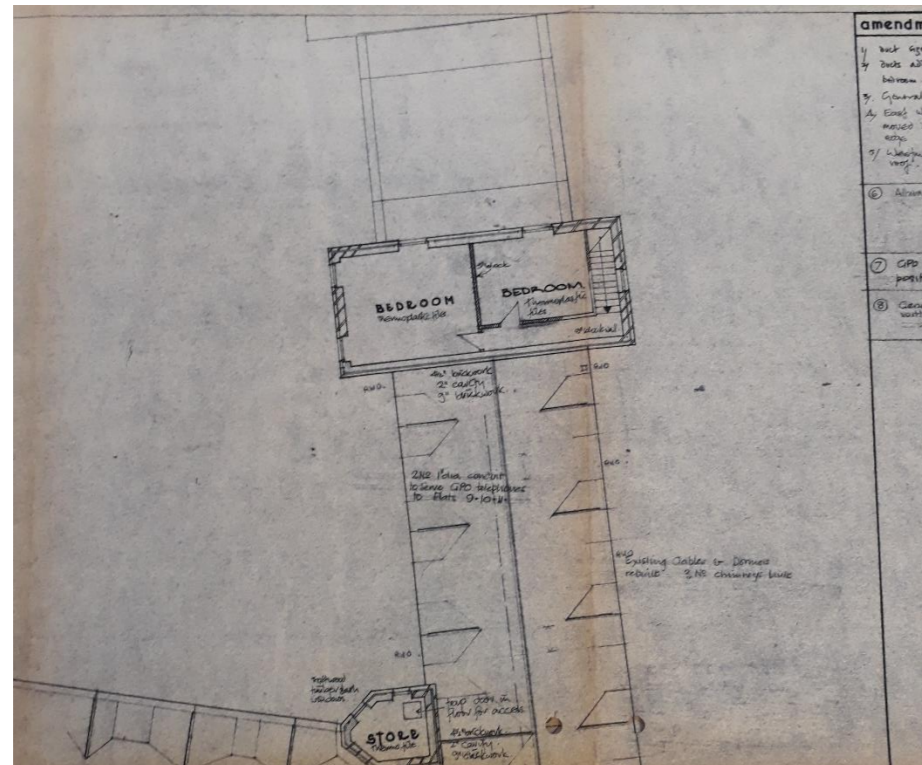
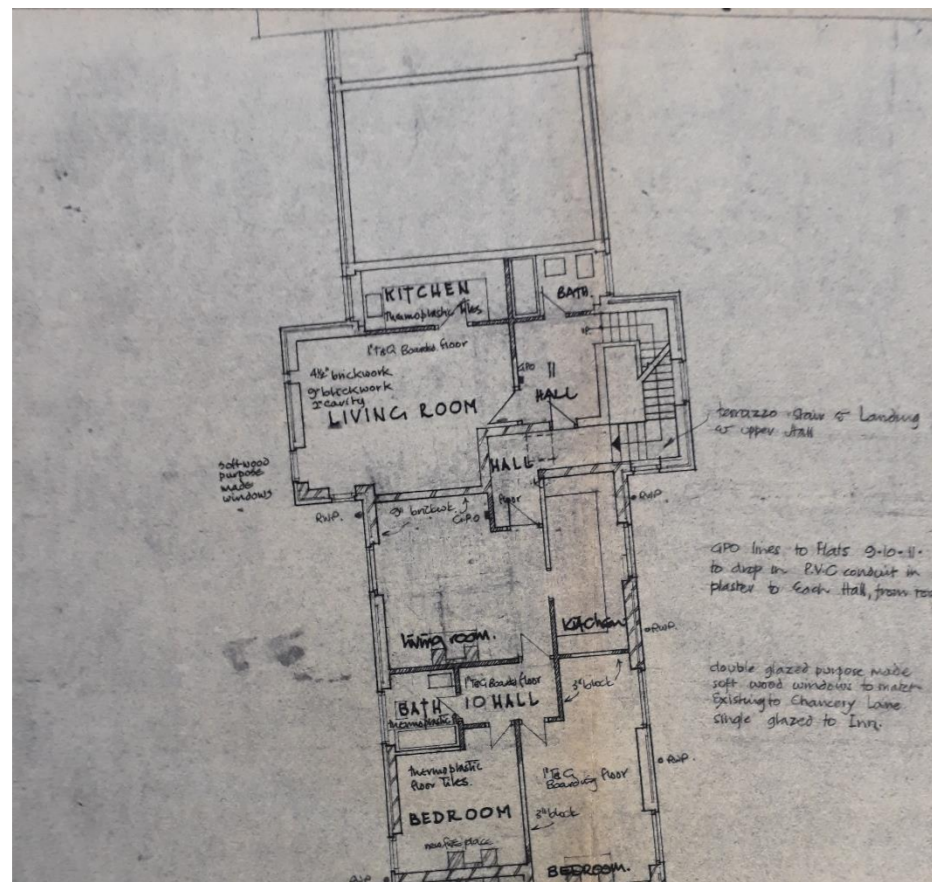


Figure 5 Alternative drawing labelled contract drawing showing a varied third and fourth floor plan

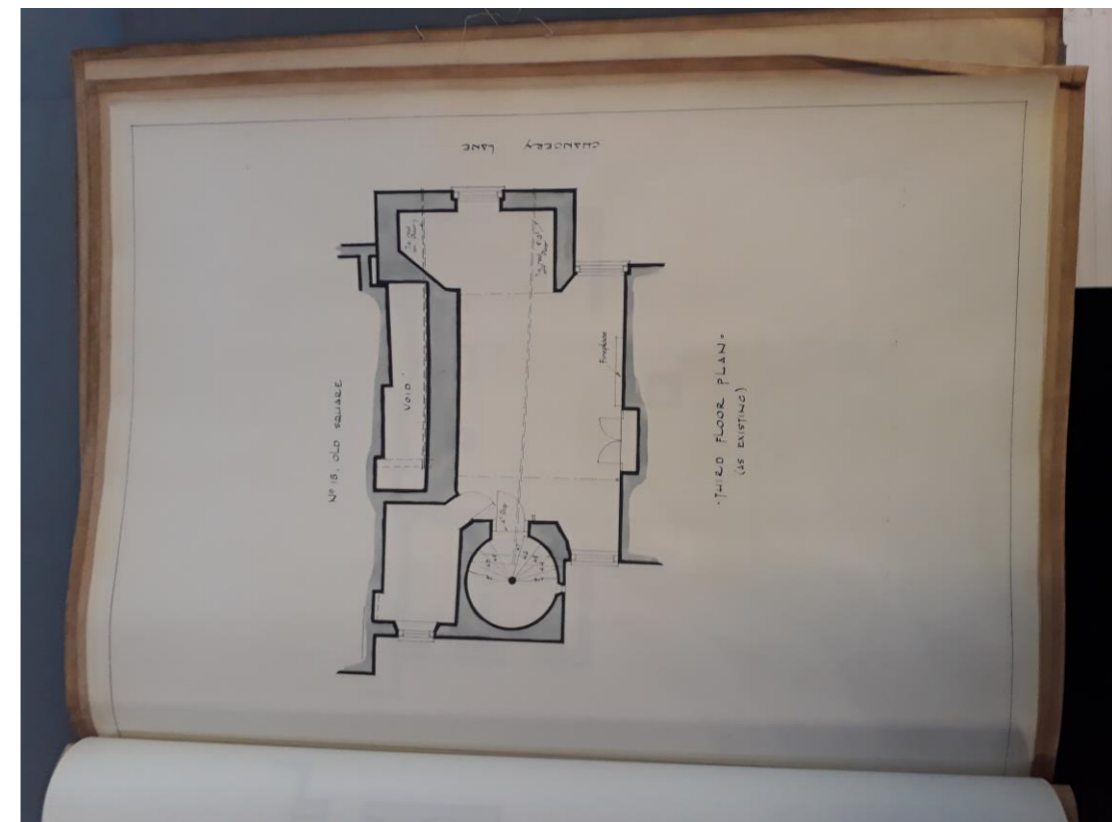
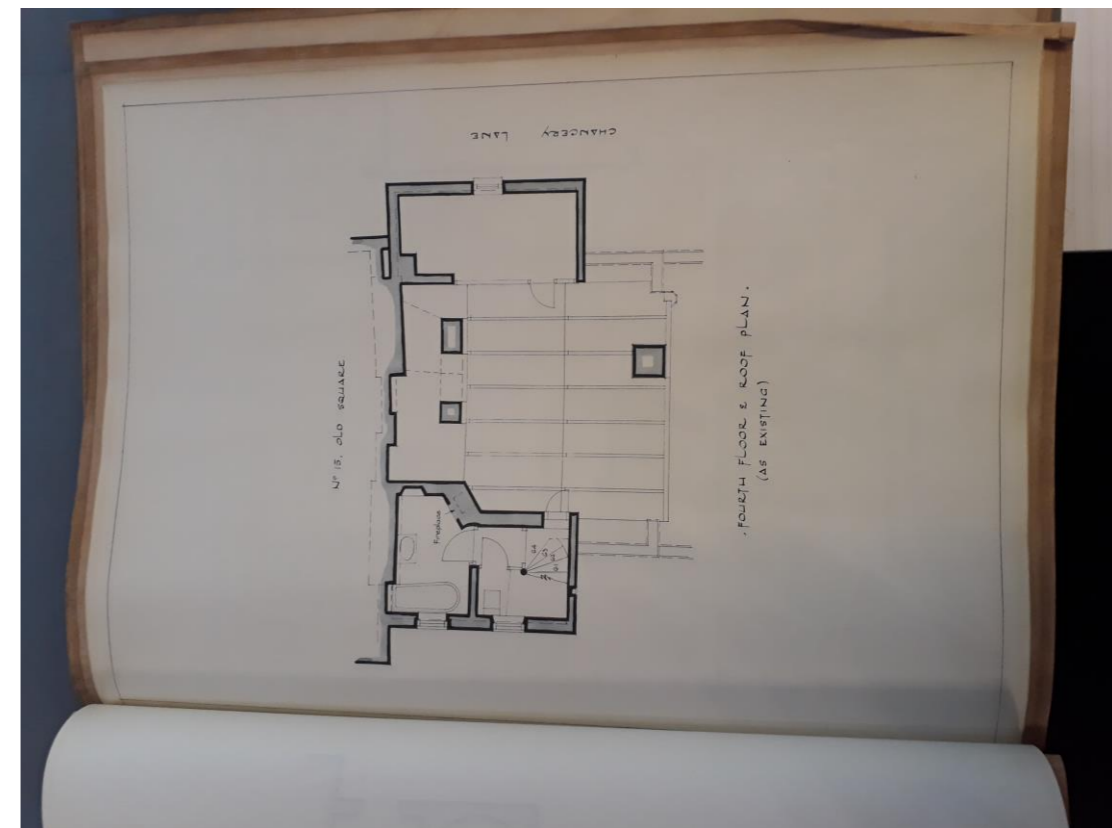


Figure 6 Third and fourth floor plan of North Tower prior to reconstruction. Note the void and spiral staircase, which contribute towards the distinctly different layout to the current condition of Flat 1, No.27 Old Buildings.

Flat 1, 27 Old Buildings

- 2.9 The Property has an entirely modern interior, including fixtures and fittings.
- 2.10 The original Property would have comprised a medieval layout and is likely to have replicated the adjacent North Tower (**Figure 6**). The existing plan form and layout of the Property is not of historic value and does not contribute to the special architectural or historic interest of the listed building.



Figure 7 Third floor wall to be removed. Photograph taken from existing kitchen.



Figure 8 Third floor wall to be removed.



Figure 9 Radiator to be removed. Located in existing third floor living space.



Figure 10 Stairwell area between third and fourth floor - proposed to be boxed in and extended into the adjacent bathroom.

3.0 STATEMENT OF SIGNIFICANCE

- 3.1 Section 16 (for listed building consent) of the 1990 Act states that, when determining applications, the local planning authority or the Secretary of State, *'shall have special regard to the desirability of preserving the building or its setting of any features of special architectural or historic interest which it possesses.'*
- 3.2 By virtue of paragraph 128 of the National Planning Policy Framework (2012), applicants for development proposals which have an effect upon the historic environment are required to describe the significance of the identified assets so that the impact of the proposals may be understood.
- 3.3 In April 2008, English Heritage published 'Conservation Principles', which sets out policies and guidance for the sustainable management of the historic environment. The document seeks to understand the values of a place, how to assess heritage significance, and how to manage change to significant places. According to the document, the value of an asset should be assessed according to four values. These are not discrete, self-contained concepts but overlap and interact to some extent. These values have been adopted for the purpose of assessment as best practice and are:
- Evidential
 - Historical (Illustrative and Associative)
 - Aesthetic (Design value)
 - Communal (Commemorative & Symbolic and Social)
- 3.4 No.27 Old Buildings and the adjoining gatehouse have historic value as the entrance to Lincoln's Inn from Chancery Lane, dating back to 1518. The existing buildings were predominantly reconstructed c1956, with the South Tower (and application Property, reconstructed in 1967 as part of the rebuilding of 24-26 Old Buildings and Bishop's Court. The exterior of the buildings retained their original form and appearance, which has aesthetic value as a composition. The building's exterior contribute to the appearance of the Conservation Area as a whole.
- 3.5 The interior of the South Tower at third and fourth floor appears to have been entirely reconstructed as part of the 1967 works and is not of heritage value.
- 3.6 The interrelationship between the buildings of Lincoln's Inn, including the application Property, provide evidential value of the development of the Inns of Court and the overarching development of the legal system within the UK.
- 3.7 In addition to the above, the Inn as a whole has communal value by virtue of the meaning of the place to its barristers and its status as an institution within the wider community.

4.0 PLANNING POLICY ASSESSMENT AND CONCLUSION

4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 stipulates that where in making any determination under the Planning Acts, regard is to be had to the development plan, and the determination must be made in accordance with that plan unless material considerations indicate otherwise. Relevant documents of the statutory development plan is identified for this assessment as follows:

- London Plan (2016)
- Camden Core Strategy (2010)
- Camden Development Policies (2010)

4.2 The development plan is supplemented by the following guidance that has informed the Proposed Development:

- Camden Planning Guidance 1: Design (2014)

4.3 We have also had regard to the Camden Local Plan that will replace the Local Development Framework (LDF) Core Strategy and Development Policies in 2017. The Local Plan is emerging and public hearings for the Examination were held at the Camden Town Hall during October 2016.

Principle of Development

4.4 The Proposed Development seeks only the internal reconfiguration of the third and fourth floor to provide an enlarged living room and bathroom space.

4.5 The existing internal space was configured in the 1960s. It does not follow a historical layout or form and does not comprise and historic fabric. The interior of these floors do not have heritage significance.

4.6 Mindful of the above, the Proposed Development would not have any heritage impact. The special architectural and historic interest of the listed building will be preserved, as would the character and appearance of the Conservation Area. The Proposed Development would therefore satisfy the relevant parts of the development plan and the statutory provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990.