

Mr Phil Hall
Plan Project Management
1 Barnfield Road
Ealing
London
W5 1QU

Application Ref: **2017/4065/P**
Please ask for: **Emily Whittredge**
Telephone: 020 7974 **2362**

2 October 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
8 Lincoln's Inn Fields
London
WC2A 3BP

Proposal:
Repositioning of existing rear roof top plant at first floor level onto new steel frame.
Replacement of existing mono-pitch skylight with new double glazed mono-pitch skylight.
Drawing Nos: GD1794/01, GD1794/02, GD1794/03, GD1794/04, GD1794/05, GD1794/06,
01, RL 003, RL 001, Design and Access Statement.

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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 D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: GD1794/01, GD1794/02, GD1794/03, GD1794/04, GD1794/05, GD1794/06, 01, RL 003, RL 001.

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

Informatives:

- 1 Reasons for granting permission.

The proposed works relate to an infill extension within the former rear courtyard of a Grade II listed office building. The application seeks to replace the existing single glazed roof light with an aluminium framed double glazed rooflight within the same opening. The proposal seeks to mount the existing air conditioning units on a pair of girders fixed to the walls to raise them above the flat roof.

The existing roof is enclosed by a tall parapet, and the air conditioning units would largely be concealed from view as they would not be raised above the height of the parapet. The replacement rooflight would be similar to the existing in design, but would be of a higher quality, and would not harm the appearance of the listed building. The proposed development would have an acceptable impact on the character and appearance of the host building and the conservation area.

The existing air conditioning units would be retained and would have no material impact on amenity.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, 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 works are in accordance with the NPPF 2012, the London Plan 2016, and the London Borough of Camden Local Plan 2017.

As such, the proposal is in general accordance with policies, A1, D1 and D2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2016, and the National Planning Policy Framework 2012.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that 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, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).

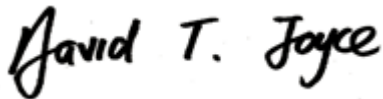
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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.

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



David Joyce
Director of Regeneration and Planning