

Mr Carlos Vano
Lamberts Surveyors
Aztec Row,
3 Berners Road,
Islington,
LONDON
N1 0PW

Application Ref: **2018/1887/L**
Please ask for: **Alfie Stroud**
Telephone: 020 7974 **2784**

21 June 2018

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

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

Proposal:
Installation of a handrail to the left-hand side of the boundary wall and a new Access Control System.
Drawing Nos:
Site Location Plan;
93660/EPES/RevA;
Product Details (BPT Security Systems);
Design & Access Statement;
Heritage Statement.

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

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.



Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Site Location Plan;
93660/EPES/RevA;
Product Details (BPT Security Systems);
Design & Access Statement;
Heritage Statement.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 All new work and work of making good shall be carried out to match the existing adjacent 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 D2 of the Camden Local Plan 2017.

- 4 Notwithstanding any implication in the drawings hereby approved:
 - a. The replacement access control panel shall in no way be fixed to the quarter Greek Doric columns flanking the entrance door; it may be fixed only to the inner flat reveal of the doorway.
 - b. The wall-mounted handrail shall be black in colour.
 - c. The freestanding access control panel and the backing panel on which it is mounted at the pavement edge shall have a brushed stainless steel finish and neither shall be black in colour.
 - d. No alteration shall be made to the existing historic cast iron railings.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting Listed Building Consent: [delegated]

9 Lincoln's Inn Fields is a Grade-II listed late-eighteenth-century house of three bays in yellow stock brick with a stucco ground-floor frontage. Its railings are noted as a subsidiary listed feature.

The proposals are for installation of a freestanding access control panel at the pavement edge, replacement of the existing access control panel in the doorway, and fitting a handrail to the party wall boundary beside the entrance steps. The proposed fittings are relatively discreet and appropriately designed, with details

further controlled by the conditions attached to this consent. Very slight harm to the grade II listed building from minor visual interference with the historic form of the street frontage is balanced by the accessibility benefits of the new fittings.

The proposals were advertised by placement of press and site notices by which no responses were received. No objections were received prior to making this decision. The site's planning history has been taken into account when making this decision

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 Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

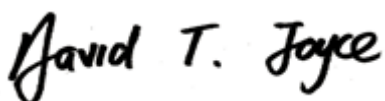
As such, the proposal is in general accordance with policies D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

- 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 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 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.

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