

Mr Tim Miles
Montagu Evans LLP
5 Bolton Street
London
W1J 8BA

Application Ref: **2015/4402/P**
Please ask for: **Rob Tulloch**
Telephone: 020 7974 **2516**

1 June 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
**Great Hall
Lincoln's Inn Fields
London
WC2A 3TL**

Proposal:

Erection of temporary kitchen buildings to the east of the Old Hall with reinstatement works, removal of lime tree to reinstate original entrance to the Great Hall, replacement plant and new substation to western service yard, and associated internal alterations to Great Hall and associated landscaping. (Application 2)

Drawing Nos: Background Papers, Supporting Documents and Drawing Numbers:

Drawings: 597-19000 Rev PL2; 19002 Rev PL2; 19010 Rev PL2; 19021 Rev PL1; 19022 Rev PL2; 19023 Rev PL1; 19024 Rev PL1; 19030 Rev PL1; 19031 Rev PL3; 19032 Rev PL3; 19033 Rev PL2; 19034 Rev PL1; 19040 Rev PL2; 19041 Rev PL2; 19042 Rev PL2; 19050 Rev PL1; 19051 Rev PL1; 19052 Rev PL1; 19053 Rev PL1; 19054 Rev PL1; 19055 Rev PL2; 19056 Rev PL1; 19057 Rev PL1; 19058 Rev PL1; 19059 Rev PL1; 19060 Rev PL1; 19061 Rev PL1; 19062 Rev PL1; 19063 Rev PL1; 19064 Rev PL1; 19111 Rev PL2; 19112 Rev PL2; 19113 Rev PL2; 19114 Rev PL2; 19115 Rev PL2; 19116 Rev PL1; 19117 Rev PL1; 19118 Rev PL1; 19119 Rev PL1; 19120 Rev PL1; 19121 Rev PL2; 19122 Rev PL2; 19123 Rev PL2; 19124 Rev PL2; 19125 Rev PL2; 19126 Rev PL1; 19127 Rev PL1; 19128 Rev PL1; 19129 Rev PL1; 19130 Rev PL1; 19131 Rev PL1; 19132 Rev PL1; 19140



Rev PL1; 19141 Rev PL1; 19142 Rev PL1; 19143 Rev PL1; 19144 Rev PL1; 19145 Rev PL1; 19146 Rev PL2; 19147 Rev PL2; 19148 Rev PL1; 19149 Rev PL1; 19150 Rev PL1; 19151 Rev PL1; 19152 Rev PL1; 19153 Rev PL1; 19160 Rev PL2; 19161 Rev PL2; 19200 Rev PL1; 19201 Rev PL1; 19210 Rev PL1; 19211 Rev PL1

Supporting Documents: Design and Access Statement by Rick Mather Architects; Planning and Heritage Statement by Montagu Evans July 2015; Statement of Significance by Rick Mather Architects July 2015; Mechanical and Electrical Statement by Mott MacDonald July 2015; Structural Report by AECOM July 2015; Preliminary Ecological Assessment by Mott MacDonald July 2015; Internal Bat Inspection Report by Mott MacDonald July 2015; Noise Surveys & Assessments by Sandy Brown Associates LLP July 2015; Surface Water Drainage Statement by Eckersley O'Callaghan July 2015; Arboricultural Assessment by Ruskins July 2015; Lighting Assessment by Mott MacDonald July 2015; Construction Management Plan by Rick Mather Architects July 2015; Statement of Community Involvement by Four Communications July 2015

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 policies 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:
597-19000 Rev PL2; 19002 Rev PL2; 19010 Rev PL2; 19021 Rev PL1; 19022 Rev PL2; 19023 Rev PL1; 19024 Rev PL1; 19030 Rev PL1; 19031 Rev PL2; 19032 Rev PL2; 19033 Rev PL1; 19034 Rev PL1; 19040 Rev PL2; 19041 Rev PL2; 19042 Rev PL2; 19050 Rev PL1; 19051 Rev PL1; 19052 Rev PL1; 19053 Rev PL1; 19054 Rev PL1; 19055 Rev PL2; 19056 Rev PL1; 19057 Rev PL1; 19058 Rev PL1; 19059 Rev PL1; 19060 Rev PL1; 19061 Rev PL1; 19062 Rev PL1; 19063 Rev PL1; 19064 Rev PL1; 19111 Rev PL1; 19112 Rev PL1; 19113 Rev PL1; 19114 Rev PL2; 19115 Rev PL1; 19116 Rev PL1; 19117 Rev PL1; 19118 Rev PL1; 19119 Rev PL1; 19120 Rev PL1; 19121 Rev PL1; 19122 Rev PL1; 19123 Rev PL1; 19124 Rev PL1; 19125 Rev PL1; 19126 Rev PL1; 19127 Rev

PL1; 19128 Rev PL1; 19129 Rev PL1; 19130 Rev PL1; 19131 Rev PL1; 19132 Rev PL1; 19140 Rev PL1; 19141 Rev PL1; 19142 Rev PL1; 19143 Rev PL1; 19144 Rev PL1; 19145 Rev PL1; 19146 Rev PL1; 19147 Rev PL1; 19148 Rev PL1; 19149 Rev PL1; 19150 Rev PL1; 19151 Rev PL1; 19152 Rev PL1; 19153 Rev PL1; 19160 Rev PL1; 19161 Rev PL1; 19200 Rev PL1; 19201 Rev PL1; 19210 Rev PL1; 19211 Rev PL1

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

- 4 The temporary cabins hereby permitted within Gatehouse Court are for a temporary period only and shall be removed on or before 31st December 2017, unless otherwise agreed with the Council.

Reason: The type of structure is not such as the Council is prepared to approve, other than for a limited period, in view of its appearance. The permanent retention of the structure would be contrary to 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.

- 5 All removal of trees, hedgerows, shrubs, scrub or tall herbaceous vegetation shall be undertaken between September and February inclusive. If this is not possible then a suitably qualified ecologist shall check the areas concerned immediately prior to the clearance works to ensure that no nesting or nest-building birds are present. If any nesting birds are present then the vegetation shall not be removed until the fledglings have left the nest.

Reason: All wild birds, their nests and young are protected during the nesting period under The Wildlife and Countryside Act 1981 (as amended).

- 6 Prior to the end of the next available planting season, replacement tree planting shall be carried out in accordance with details of replanting species, position, date and size, where applicable, that have first been submitted to and approved by the local planning authority in writing.

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 policies 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.

- 7 Prior to the relevant part of the works commencing, details demonstrating how trees to be retained on site shall be protected during construction work shall be submitted to and approved by the Council in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Design, Demolition and Construction". All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policy CS15 of the London Borough of Camden Local Development Framework Core Strategy.

- 8 All tree work shall be carried out in accordance with the relevant recommendations of British Standard 3998: 2010. (Recommendation for Tree Work)

Reason: To ensure the preservation of the amenity value and health of the trees in accordance with the requirements of policies 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.

- 9 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.

- 10 Prior to operation, details shall be submitted to and approved in writing by the Council, of the external noise level emitted from plant equipment and mitigation measures as stated in report ref: 14463, dated 22nd July 2015 The measures shall ensure that the external noise level emitted from plant equipment will be lower than the lowest existing background noise level by at least 10dBA as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity. Approved details shall be implemented prior to occupation of the development and thereafter

be permanently retained.

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.

Informative(s):

- 1 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).
- 2 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.
- 3 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.
- 4 Planning permission does not guarantee that highways works will be implemented as such works are subject to further detailed design, consultation and approval by the Highway Authority.

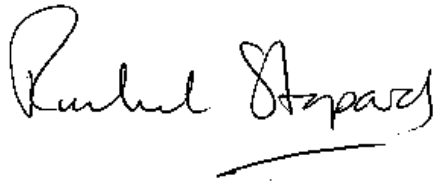
In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

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

Yours faithfully

Director of Supporting Communities

Handwritten signature of Rachel Stopard in black ink, featuring a stylized 'R' and 'S'.

Rachel Stopard
Director of Supporting Communities