

Application ref: 2017/3693/L
Contact: Nick Baxter
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Date: 13 September 2018

Development Management
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Plan Project Management
1 Barnfield Rd
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W5 1QU

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

8 Lincoln's Inn Fields LONDON WC2A 3BP

Proposal:

Brick and window repairs and redecoration, internal damp remediation works, redecorations and minor refurbishment. Replacement flooring and redecoration of affected internal areas.

Drawing Nos: Location plan, block plan, GD1794/01, GD1794/02 (exist plans), GD1794/03 (exist eles), GD1794/06 (propo plan and eles), 01 2518 (condenser supports), 1 RL002 (proposed rooflight), heritage statement (including scope of works and method 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:

Location plan, block plan, GD1794/01, GD1794/02 (exist plans), GD1794/03 (exist eles), GD1794/06 (propo plan and eles), 01 2518 (condenser supports), 1 RL002 (proposed rooflight), heritage statement (including scope of works and method 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 The extent and nature of any repointing must be agreed in writing by the local authority after the removal of the red stain.

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.

- 5 Once repointed, the building is to be sootwashed to a tone agreed in writing by the local authority.

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 The site is a grade-II-listed 18th-century townhouse with 19th-century alterations that makes a positive contribution to the Bloomsbury Conservation Area.

The applicant wishes locally to repoint the façade using lime mortar and tuck pointing. Before he can do this, he needs to remove a red stain, apparently applied to tie the building in with two neighbouring buildings, now cleaned. The condition of the brickwork and type of pointing beneath is unknown and the extent and exact nature of the repointing will be controlled by condition. The building, once repointed, must be sootwashed to return it to its historic appearance, again to be controlled by condition. The wrought iron balcony is to be carefully dismantled, repaired and remounted like for like using existing fittings and methods. An existing glazed lantern on a modern rear extension is to be replaced with a roof light. Three existing air conditioning condensers are to be supported on beams but to remain in their existing positions below the end parapet wall. Damp proofing is proposed in the basement. No internal plan alterations are indicated in the drawings.

The proposed works will not harm the special interest of the grade-II-listed

building.

The application has been advertised in the press and by means of a site notice, whereby there were no consultation responses. The site's planning history has been taken into account in making this decision.

Special attention has been paid to the desirability of preserving the special interest of the listed building, under s.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013

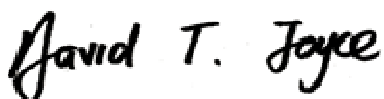
As such, the proposal is in general accordance with policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the NPPF.

- 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