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27 February 2020

Dear Madam or Sir,

**GREAT HALL, LINCOLN'S INN, LINCOLN'S INN FIELD, LONDON, WC2A 3TL
LISTED BUILDING CONSENT – ROOF REPLACEMENT AND EXTERNAL REPAIR**

On behalf of our Client, The Honourable Society of Lincoln's Inn (HSLI), please find enclosed an application for listed building consent for the replacement of the roof and an unoriginal PVC rainwater gutter and hopper of the Great Hall, Lincoln's Inn, which is listed at Grade II*. This letter comprises the Heritage and Design and Access Statement.

For completeness, we include the following works which will be undertaken as part of the overall restoration of the Great Hall and for which listed building consent is not required. This had been previously confirmed with the Local Planning Authority.

- Stone and brick repairs;
- Re-pointing where necessary;
- Stone cleaning;
- Stained glass and timber repairs.

Background

Lincoln's Inn is one of the four prestigious Inns of Court in London. All barristers who practise in England and Wales, and all students intending to become barristers must belong to one of the Inns.

Sensitive conservation and restoration works and new below ground educational facilities, the Ashworth Centre, adjacent to the Great Hall have recently been completed at the Inn following a series of planning and listed building consents in 2015. The Inn is now engaged in a programme of repairs to the Great Hall.

The existing roof is a slate roof which is nail sick, and the slates are delaminating. A large number of lead tingles have had to be used as temporary clips, as slates are slipping. The roof leaks presently in a number of places. Due to the enlargement of holes in the slates associated with nail sickness, and the acceleration of delamination caused by freeze and thaw action, it is proposed to replace the slates entirely. These works are required urgently due to anticipated timber and artwork decay below if the works are delayed. The slates have been examined by specialists, including petrographic analysis, and it is confirmed that these are Penrhyn slates from Wales. This quarry is still open, and these have been specified as replacements.

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It is proposed to replace an inappropriate PVC hopper by a new bespoke lead hopper and downpipe that matches the design of the original rainwater goods. The hopper is on the west elevation of the clock tower and not visible from anywhere at ground level.

The Proposal

The proposals comprise of a new roof with slates from the same quarry that supplied the original roof in the 19th century. A slate sample from the quarry in Wales is available to officers to demonstrate the quality of the proposed material.

Bespoke lead rainwater goods would replace unsympathetic more recent PVC parts. All new elements will be like for like replacements which will sit harmoniously next to the original fittings and materials.

For the avoidance of doubt, while it has been confirmed that listed building consent is not required, the proposals include the following elements:

- Stone repairs: Where possible, defective stones will be repaired using pinning and stone filling. Where not, indents or replacements will be required. Again, petrographic analysis has shown that the stone is a magnesium limestone from the Dolomite Quarry in Yorkshire. This quarry is still operating, and selected stones will be used for any replacements. It should be noted that replacements will only be used where repairs are not practicable.
- Brick repairs: A small batch kiln operator has been booked to make replicas of any replacement bricks needed. These will match the existing bricks and this will only be instructed where repairs are not practicable.
- Re-pointing: Re-pointing will only be carried out where necessary; it is not intended to repoint the whole building. Pointing will match the mix and tint of the existing pointing. A mortar sample of historic pointing mix will be sent to Rose of Jericho for analysis. The contractors have been instructed to prepare mortar biscuits and samples in the wall for approval. These will also be available to officers if they wish to see them.
- Stone cleaning: Stone cleaning will ensure that carbons which make up the majority of dirt on buildings do not accelerate decay due to a hostile pH value. The cleaning also reveals more clearly any stone defects, which ensures repairs are done more comprehensively as missing repairs accelerate further repair. It is proposed to use heated water under pressure. This is a sensitive way to gently clean buildings such as the Great Hall and remove soiling, rather than an intensive approach that makes the building look new.
- Limited specialist stained glass window repairs will be carried out.
- Timber repairs are provisional only and will be instructed only if decay is found. Replacements will be in hardwood. Where possible, resin repairs will be carried out to maximum retention of historic fabric. Existing paint colours will remain unchanged. The Ferragamo and hardwood doors may require some attention prior to painting.

Site Location

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 Great Hall overlooks Newman's Row and adjoins New Hall Library with which it forms a picturesque composition.

The Great Hall and New Hall Library were built in 1845 to the designs of Philip Hardwick and extended in 1871-73 by Gilbert Scott. The buildings are constructed in red brick with stone dressings in a Gothic Revival style with traceried windows, decorative chimneys and turrets. The hall and library are both listed at Grade II*.

The library and hall wings are positioned at a right angle to each other. The southern wing, running north to south, houses the Great Hall, supporting catering and dining spaces, and members' gathering and socialising areas. The northern wing houses the Library and offices associated with the administration of the Inn. These uses are ancillary to the wider activities of the Inn. The hall as a whole is a sui generis use.

The Great Hall is both the physical and symbolic centre of Lincoln's Inn, and all important ceremonies take place here. It was built primarily as a banqueting hall to replace the 15th century Old Hall which had become too small, and it continues to be used for dinners and banquets.

Planning Context

Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires planning applications to be determined in accordance with policies of the statutory Development Plan, unless material considerations indicate otherwise.

The Development Plan

The statutory development plan for the Site comprises:

- The London Plan (2016); and
- Camden Local Plan (2017).

The most relevant and applicable policies in the Local Plan are **Policy D1 (Design)** and **Policy D2 (Heritage)**. These policies require development proposals to be of the highest standard of design which preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas and listed buildings.

The Design CPG supplementary planning guidance prepared by the London Borough of Camden and published in March 2019 is also a material consideration.

Heritage and Design

The Great Hall which is the subject of this application for listed building consent is listed at Grade II*. It is located within the Bloomsbury Conservation Area which was designated in 1968 to preserve the high quality of the Georgian, Edwardian and Victorian buildings in this area. The Conservation Area Appraisal highlights the unique character of the Inns of Court in the context of the Bloomsbury Conservation Area and London as a whole. For centuries, they have been the centre for the legal profession in England and for the training of barristers.

The Great Hall is a fine Victorian buildings, elaborately decorated with high quality Gothic Revival features, and constructed in red brick with blue diapers and stone dressings. The listing description highlights that the building is "one of the earliest secular expressions of the revived historicism of Victorian architecture, made more correct in style by P. C. Hardwick". The listing description also mentions "particular attention being given to the roof and fresco".

The Great Hall has high historic and architectural significance, which is reflected in the Grade II* listing.

Given the heritage sensitivities of the Great Hall and the nature of the proposals, that is the replacement of the slate roof and a new bespoke lead hopper, the principal consideration of the application proposals is whether they preserve the significance of the designated heritage assets and accord with the policy requirements for high quality design.

The repair works will achieve a like-for-like match where possible, and all new elements will be of appropriate quality in terms of material and detailing. The proposed choice of slates and the lead hopper will not affect the visual integrity of the Great Hall. Overall it is our view that the proposed changes will preserve the significance of this Grade II* asset – and in fact ensure that water ingress is avoided, the building protected and that the Great Hall will remain the heart of the Inn for many years to come. The proposals meet the requirements of **Policy D1 (Design)** and **Policy D2 (Heritage)** of the Local Plan.

Conclusions

The proposed approach to replacing the roof and hopper is an approach entirely appropriate to repair this Grade II* building and ensure it will remain useable and in sound condition for future generations to appreciate and enjoy. The proposals will not cause harm to the listed buildings and will protect their landmark status within the Conservation Area.

In conclusion, the proposals are considered to be in accordance with the relevant national planning policy guidance and the development plan.

We would be grateful if the London Borough of Camden could confirm that our application is complete and will be validated shortly. If you have any outstanding queries on this matter, please contact Thomas Bender (Tel. 020 7866 8681 / thomas.bender@montagu-evans.co.uk) of this office in the first instance.

Yours faithfully



MONTAGU EVANS LLP

Enc.

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