

Application ref: 2018/3105/P
Contact: Kate Henry
Tel: 020 7974 3794
Date: 12 March 2020

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Gerald Eve
72 Welbeck Street
London
W1G 0AY

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

Lincoln House
296 - 302 High Holborn
London
WC1V 7JH

Proposal:

Partial demolition and erection of extensions at rear, flank and roof level and rooftop plant. Change of use of ground floor Use Classes from A1, A2 and B1a uses to provide 2 x A1 units and the remainder in B1a Use. Associated external alterations to the elevations.

Provision of appropriate cycle parking, waste/recycling storage and other services.

Drawing Nos: 10323-EPR-00-XX-DR-A-0101 Rev 2; 10323-EPR-00-XX-DR-A-0102 Rev 2; 10323-EPR-00-B1-DR-A-0199 Rev 2; 10323-EPR-00-B1-DR-A-0239 Rev 7; 10323-EPR-00-GF-DR-A-0240 Rev 7; 10323-EPR-00-00-DR-A-0200 Rev 2; 10323-EPR-00-01-DR-A-0201 Rev 2; 10323-EPR-00-01-DR-A-0241 Rev 7; 10323-EPR-00-02-DR-A-0242 Rev 6; 10323-EPR-00-02-DR-A-0202 Rev 2; 10323-EPR-00-03-DR-A-0243 Rev 6; 10323-EPR-00-03-DR-A-0203 Rev 2; 10323-EPR-00-04-DR-A-0204 Rev 2; 10323-EPR-00-04-DR-A-0244 Rev 6; 10323-EPR-00-05-DR-A-0205 Rev 2; 10323-EPR-00-05-DR-A-0245 Rev 6; 10323-EPR-00-06-DR-A-0206 Rev 2; 10323-EPR-00-06-DR-A-0246 Rev 6; 10323-EPR-00-07-DR-A-0207 Rev 2; 10323-EPR-00-07-DR-A-0247 Rev 7; 10323-EPR-00-08-DR-A-0208 Rev 2; 10323-EPR-00-08-DR-A-0248 Rev 8; 10323-EPR-00-09-DR-A-0249 Rev 6; 10323-EPR-00-09-DR-A-0209 Rev 2; 10323-EPR-00-NO-DR-A-0400 Rev 2; 10323-EPR-00-SO-DR-A-0401 Rev 2; 10323-EPR-00-WE-DR-A-0402 Rev 5; 10323-EPR-00-EA-DR-A-0403 Rev 2; 10323-EPR-00-WE-DR-A-0422 Rev 2; 10323-EPR-00-EA-DR-A-0423 Rev 6; 10323-EPR-00-NO-DR-A-0420 Rev 5; 10323-EPR-00-SO-DR-A-0421 Rev 6; 10323-EPR-00-AA-DR-A-0501 Rev 2;

10323-EPR-00-BB-DR-A-0502 Rev 3; 10323-EPR-00-AA-DR-A-0521 Rev 2; 10323-EPR-00-BB-DR-A-0522 Rev 3; 10323-EPR-00-C-C-DR-A-0523 Rev 3; 1392/D002 Rev P1; 1392/D005 Rev P1; 1392/D006 Rev P1; 1392/D090 Rev P1; 1392/D100 Rev P2; 1392/D110 Rev P1; 1392/D120 Rev P1; 1392/D130 Rev P2; 1392/D140 Rev P1; 1392/D150 Rev P1; 1392/D160 Rev P1; 1392/D170 Rev P1; 1392/D180 Rev P1; 1392/D190 Rev P1; 1392/D200 Rev P1; 1392/D201 Rev P1; Planning Statement, dated May 2018; Design & Access Statement, dated March 2018; Housing Study, dated May 2018; Townscape, Visual Impact and Heritage Assessment, dated April 2018; Tree Survey, Arboricultural Impact Assessment and Arboricultural Method Statement, dated May 2018; Transport Assessment, dated April 2018; Sunlight and Daylight Assessment, dated May 2018; Daylight Analysis, letter dated 20/10/2017; Flood Risk Assessment & Drainage Strategy Report, dated March 2018; Sustainability Statement, dated May 2018; Air Quality Assessment, dated May 2018; Noise Assessment, dated May 2018.

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 The development hereby permitted shall be carried out in accordance with the following approved plans: 10323-EPR-00-XX-DR-A-0101 Rev 2; 10323-EPR-00-XX-DR-A-0102 Rev 2; 10323-EPR-00-B1-DR-A-0199 Rev 2; 10323-EPR-00-B1-DR-A-0239 Rev 7; 10323-EPR-00-GF-DR-A-0240 Rev 7; 10323-EPR-00-00-DR-A-0200 Rev 2; 10323-EPR-00-01-DR-A-0201 Rev 2; 10323-EPR-00-01-DR-A-0241 Rev 7; 10323-EPR-00-02-DR-A-0242 Rev 6; 10323-EPR-00-02-DR-A-0202 Rev 2; 10323-EPR-00-03-DR-A-0243 Rev 6; 10323-EPR-00-03-DR-A-0203 Rev 2; 10323-EPR-00-04-DR-A-0204 Rev 2; 10323-EPR-00-04-DR-A-0244 Rev 6; 10323-EPR-00-05-DR-A-0205 Rev 2; 10323-EPR-00-05-DR-A-0245 Rev 6; 10323-EPR-00-06-DR-A-0206 Rev 2; 10323-EPR-00-06-DR-A-0246 Rev 6; 10323-EPR-00-07-DR-A-0207 Rev 2; 10323-EPR-00-07-DR-A-0247 Rev 7; 10323-EPR-00-08-DR-A-0208 Rev 2; 10323-EPR-00-08-DR-A-0248 Rev 8; 10323-EPR-00-09-DR-A-0249 Rev 6; 10323-EPR-00-09-DR-A-0209 Rev 2; 10323-EPR-00-NO-DR-A-0400 Rev 2; 10323-EPR-00-SO-DR-A-0401 Rev 2; 10323-EPR-00-WE-DR-A-0402 Rev 5; 10323-EPR-00-EA-DR-A-0403 Rev 2; 10323-EPR-00-WE-DR-A-0422 Rev 2; 10323-EPR-00-EA-DR-A-0423 Rev 6; 10323-EPR-00-NO-DR-A-0420 Rev 5; 10323-EPR-00-SO-DR-A-0421 Rev 6; 10323-EPR-00-AA-DR-A-0501 Rev 2; 10323-EPR-00-BB-DR-A-0502 Rev 3; 10323-EPR-00-AA-DR-A-0521 Rev 2; 10323-EPR-00-BB-DR-A-0522 Rev 3; 10323-EPR-00-C-C-DR-A-0523 Rev 3; 1392/D002 Rev P1; 1392/D005 Rev P1; 1392/D006 Rev P1; 1392/D090 Rev P1; 1392/D100 Rev P2; 1392/D110 Rev P1; 1392/D120 Rev P1; 1392/D130 Rev P2; 1392/D140 Rev P1; 1392/D150 Rev P1; 1392/D160 Rev P1; 1392/D170 Rev P1; 1392/D180 Rev P1; 1392/D190 Rev P1; 1392/D200 Rev P1; 1392/D201 Rev P1; Planning Statement, dated May 2018; Design & Access Statement, dated March 2018; Housing Study, dated May 2018; Townscape, Visual Impact and

Heritage Assessment, dated April 2018; Tree Survey, Arboricultural Impact Assessment and Arboricultural Method Statement, dated May 2018; Transport Assessment, dated April 2018; Sunlight and Daylight Assessment, dated May 2018; Daylight Analysis, letter dated 20/10/2017; Flood Risk Assessment & Drainage Strategy Report, dated March 2018; Sustainability Statement, dated May 2018; Air Quality Assessment, dated May 2018; Noise Assessment, dated May 2018.

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

- 3 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

a) Plan, elevation and section drawings, including jambs, head and cill, of all external windows and doors at a scale of 1:10.

b) Samples and manufacturer's details at a scale of 1:10, of all facing materials including windows and door frames, glazing, and brickwork with a full scale sample panel of brickwork, spandrel panel and glazing elements of no less than 1m by 1m including junction window opening demonstrating the proposed colour, texture, face-bond and pointing.

A sample panel of all facing materials should be erected on-site and approved by the Council before the relevant parts of the work are commenced and the development shall be carried out in accordance with the approval given.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of Policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 No lights, meter boxes, flues, vents or pipes, and no telecommunications equipment, alarm boxes, television aerials, satellite dishes or rooftop 'mansafe' rails shall be fixed or installed on the external face of the buildings.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of Policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 5 The terraces hereby approved shall not be used outside of the following times: 0800 to 2100 hours Monday to Friday and they shall not be used on Saturdays, Sundays and public holidays. In addition, the parts of the terraces adjacent to the western flank wall of the host building at levels 1, 7 and 8, beyond the gates marked on the approved plans, shall not be used outside of the following times: 0900 to 1800 hours.

Reason: To safeguard the amenities of the adjoining premises and the area

generally in accordance with the requirements of Policies A1 and A4 of the Camden Local Plan 2017.

- 6 All non-Road mobile Machinery (any mobile machine, item of transportable industrial equipment, or vehicle - with or without bodywork) of net power between 37kW and 560kW used on the site for the entirety of the [demolition and/construction] phase of the development hereby approved shall be required to meet Stage IIIA of EU Directive 97/68/EC. The site shall be registered on the NRMM register for the [demolition and/construction] phase of the development.

Reason: To safeguard the amenities of the adjoining occupiers, the area generally and contribution of developments to the air quality of the borough in accordance with the requirements of policies G1, A1, CC1 and CC4 of the London Borough of Camden Local Plan 2017.

- 7 No development shall take place until full details of the air quality monitors have been submitted to and approved by the local planning authority in writing. Such details shall include the location, number and specification of the monitors, including evidence of the fact that they have been installed in line with guidance outlined in the GLA's Control of Dust and Emissions during Construction and Demolition Supplementary Planning Guidance and have been in place for 3 months prior to the proposed implementation date. The monitors shall be retained and maintained on site for the duration of the development in accordance with the details thus approved.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, A1, D1 and CC4 of the London Borough of Camden Local Plan 2017.

- 8 Prior to commencement of development (excluding demolition and site preparation works), full details of the mechanical ventilation system, including air inlet locations and details of NO_x filters, shall be submitted to and approved by the local planning authority in writing. Air inlet locations should be located away from busy roads and the boiler stack and as close to roof level as possible, to protect internal air quality. The development shall thereafter be constructed and maintained in accordance with the approved details.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of Camden Local Plan 2017 policies G1, C1 and A1.

- 9 Prior to the commencement of any works on site, details demonstrating how trees to be retained at Lincoln's Inn Gardens shall be protected during construction work shall be submitted to and approved by the local planning authority in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to 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 policies A2 and A3 of the London Borough of Camden Local Plan 2017.

- 10 The approved cycle storage facilities (for 106x cycles, as shown on drawing no. 10323-EPR-00-B1-DR-A-0239 Rev 7) shall be provided in their entirety prior to the first occupation of the building, and permanently retained thereafter. .

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of Policy T1 of the Camden Local Plan 2017.

- 11 The refuse and recycling facilities hereby approved shall be provided prior to the first occupation of the development and permanently retained thereafter.

Reason: To ensure that sufficient provision for the storage and collection of waste has been made in accordance with the requirements of policy CC5 of the Camden Local Plan.

- 12 Prior to commencement of development, full details in respect of the living wall(s) shall be submitted to and approved by the local planning authority. The details shall include
- i. a detailed scheme of maintenance
 - ii. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used;
 - iii. full details of planting species and density

The living wall shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies G1, CC1, CC2, CC3, CC4, D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

- 13 Prior to first occupation of the development a plan showing details of bird and bat box locations and types and indication of species to be accommodated shall be submitted to and approved in writing by the local planning authority. The boxes shall be installed in accordance with the approved plans prior to the occupation of the development and thereafter retained.

Reason: In order to secure appropriate features to conserve and enhance wildlife habitats and biodiversity measures within the development, in accordance with the requirements of the London Plan (2016) and Policies A3 and CC2 of the London Borough of Camden Local Plan 2017.

- 14 Prior to the first occupation of the building details of acoustic isolation, sound attenuation and anti-vibration measures for any machinery, plant or any extract/ventilation system and ducting shall be submitted to and approved in writing by the Local Planning Authority. The systems shall then be installed in accordance with the approved details and permanently retained thereafter.

Reason: To prevent the transmission of noise and vibration throughout the building and/or into any neighbouring premises, thus safeguarding the amenities of the adjoining premises and the area generally in accordance with the requirements of Policies A1, A4 of the London Borough of Camden Local Plan 2017.

- 15 The total noise from fixed plant associated with the application site, when at a point 1m external to the nearest noise sensitive residential facades shall be at least 10 dB(A) less than the existing background measurement (LA90), expressed in dB(A), when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that is distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses(bangs, clicks, clatters, thumps), then the noise levels from the plant/equipment at any sensitive façade shall be at least 15 dB(A) below background noise level.

Reason: To safeguard the amenities of neighbouring noise sensitive receptors in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 16 Prior to the first occupation of the retail units, full details of a retail signage strategy for the building (including details of signage zones and sizes) shall be submitted to and approved in writing by the Local Planning Authority. Any future signage shall then accord with the approved details.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of Policies D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 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.
- 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 This proposal may be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL. Both CILs are collected by Camden Council after a liable scheme has started, and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement. We issue formal CIL liability notices setting out how much you may have to pay once a liable party has been established. CIL

payments will be subject to indexation in line with construction costs index. You can visit our planning website at www.camden.gov.uk/cil for more information, including guidance on your liability, charges, how to pay and who to contact for more advice.

- 4 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.

- 5 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

- 6 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

- 7 This permission is granted without prejudice to the necessity of obtaining consent under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007. Application forms may be obtained from the Council's website, www.camden.gov.uk/planning or the Camden Contact Centre on Tel: 020 7974 4444 or email env.devcon@camden.gov.uk.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

You can find advice about your rights of appeal at:

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

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned in the upper left quadrant of the page.

Daniel Pope
Chief Planning Officer