

Application ref: 2020/3104/P  
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Date: 4 January 2021

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

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SM Planning  
80-83 Long Lane  
London  
EC1A 9ET

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Refused**

Address:

**64 Lincoln's Inn Fields  
London  
WC2A 3JX**

Proposal:

Erection of a double pitch mansard roof extension along with alterations to the front facade to facilitate the creation of 1 x 2 two bed flat raising of the existing rear extension relocation of existing plant at roof level.

Drawing Nos: Cover Letter dated 13/07/2020, Design and Access Statement dated 11/07/2020, Heritage Appraisal dated July 2020, Structural Assessment Report ref. 190861/K dated 10/07/2020, CMP pro forma

Existing: 101, 102, 103, 111, 112, 113, 114, 115

Proposed: 201, 202, 203, 211, 212, 213, 214, 215

The Council has considered your application and decided to **refuse** planning permission for the following reason(s):

Reason(s) for Refusal

- 1 Reason for Refusal

The proposal would disturb and destroy historic fabric, harm the plan form of the building, and would disrupt and falsify the historic evolution of the building, causing harm to the special historic significance of the building. The proposal would detract from the overall integrity of the building's special architectural and historic interest and also cause harm to the character and appearance of the Bloomsbury Conservation Area contrary to policies D1 (Design) and D2 (Heritage).

2 Reason for Refusal

The proposed development, in the absence of a legal agreement securing car-free housing, would be likely to contribute unacceptably to parking stress and congestion in the surrounding area and fail to promote more sustainable and efficient forms of transport and active lifestyles, contrary to policies T2 (Parking and car-free development) and DM1 (Delivery and monitoring) of the London Borough of Camden Local Plan 2017.

3 Reason for Refusal

The proposed development, in the absence of an affordable housing contribution, would fail to maximise the supply of affordable housing, contrary to policies H4 (Maximising the supply of affordable housing) and DM1 (Delivery and monitoring) of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate ([inquiryappeals@planninginspectorate.gov.uk](mailto:inquiryappeals@planninginspectorate.gov.uk)) at least 10 days before submitting the appeal. Further details are on GOV.UK.
- 2 Without prejudice to any future application or appeal, the applicant is advised that reason for refusal 2 and 3 could be overcome by entering into a Section 106 Legal Agreement for a scheme that was in all other respects acceptable.

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



Daniel Pope

Chief Planning Officer