

Application ref: 2021/1618/P
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Date: 4 August 2021

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

SM Planning
80 - 83 Long Lane
London
EC1A 9ET

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

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

Proposal:

Installation of cast iron pavement lights to front forecourt, change of use of front vaults within the basement from ancillary residential storage space (Class C3) to office use (Class E(g)) and the reconfiguration of existing cycle storage facilities.

Drawing Nos: 221, 222-A, 223, 224, 225, 64 Lincoln's Inn Fields Office Management Strategy and Management Plan, Heritage and Design and Access Statement.

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: 221, 222-A, 223, 224, 225, 64 Lincoln's Inn Fields

Office Management Strategy and Management Plan, Heritage and Design and Access Statement.

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

- 3 The office use (Class E) hereby permitted shall only be accessed through the main entrance and not accessed via the metal stairs leading through the lightwell situated directly adjacent to habitable rooms at any time. The use hereby permitted shall also adhere to the provisions within the submitted Office Access Strategy and Management Plan.

Reason: To safeguard the amenity of the adjoining premises and the area generally in accordance with policies A1 and A4 of the Camden Local Plan 2017.

- 4 The basement level secure and covered cycle storage area for a total of 16 cycles spaces, as shown on plan number 222-A, shall be provided in its entirety prior to the first use of the new office use and permanently retained thereafter.

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

Informative(s):

- 1 Reasons for granting permission.

The proposals relate to the modern basement beneath the forecourt which is currently in use as ancillary residential (Class C3). The basement area's wall contains two doorways and a window facing the house. The basement is also approachable from inside the house via an enclosed tunnel under the entrance bridge.

A previous application ref 2017/0870/P (for the change of use of part of the basement (Class C3) to storage facility (Class B8)) was refused planning permission on 06/10/2017. It was refused on the grounds that the access to the storage unit, via a gate and metal stairs and through a lightwell situated directly adjacent to habitable rooms in two of the apartments, would impact adversely on residential amenity. The application was also refused on the lack of a Service Management Plan and on the grounds that the quality and security of the resident cycle parking was substandard.

The application was subsequently dismissed at appeal under appeal reference APP/X5210/W/17/3188630. At para 6 the Inspector states: 'It is proposed that the storage areas would be accessed via the adjacent lightwell, rather than from the main ground-floor entrance to the building', and at para 10: 'Access to the storage area would be via a gate and metal stairs and through a lightwell situated directly adjacent to habitable rooms in two of the apartments. The transportation of items along this route, either manually or using a sack trolley or similar, would inevitably create a degree of noise and disturbance.'

Appointments to collect or store items would involve conversations and the sound of doors and gates opening and being locked or unlocked. The activity close to the windows of the flats facing the lightwell would reduce the level of privacy and seclusion presently available to these occupiers.'

The proposal is now for an office unit rather than a storage facility. The alternative access proposed for this application would fundamentally change the impact of the proposed development. The use of the main entrance to access the basement commercial unit would be controlled by a condition. This condition also requires adherence to the submitted 'Office Access Strategy and Management Plan.' The revised proposal would overcome the previous reason for refusal and would not have an adverse impact on neighbouring residential amenity.

The loss of the ancillary residential floorspace associated with the dwellings within the main buildings has been assessed under the above-mentioned refused application ref. 2017/0870/P. This assessment raised no objection to the loss of this residential floorspace as it would not result in the actual loss of residential units.

The interior of the basement is modern, comprised of a concrete grid supported on steel pillars. The minor internal alterations within the basement are acceptable. The modest quantity of well-detailed top lighting is acceptable. It is located away from the house and would be cast-iron design. It would have minimal impact on the character of the host listed building, streetscene or conservation area.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area, and the desirability of preserving the listed building, its setting and its features of special architectural or historic interest, under s.66 and s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

- 2 The development would be required to provide 1 long-stay and 1 short-stay cycle parking spaces for the office. This is in addition to the 14 long-stay cycle spaces for existing residents. The cycle spaces for the office are separated from the residents' cycle spaces. The 14 spaces are provided in vertical two tier racks and the 2 spaces for the office are provided by way of a Sheffield stand. The cycle parking would comply with London Plan standards and policy T1.

No comments were received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, T1, E2, H3, H6, D1 and D2 of Camden Local Plan 2017. The development would also accord with the National Planning Policy Framework 2021 and the London Plan 2021.

- 3 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, 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.

- 4 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).
- 5 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) 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.

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