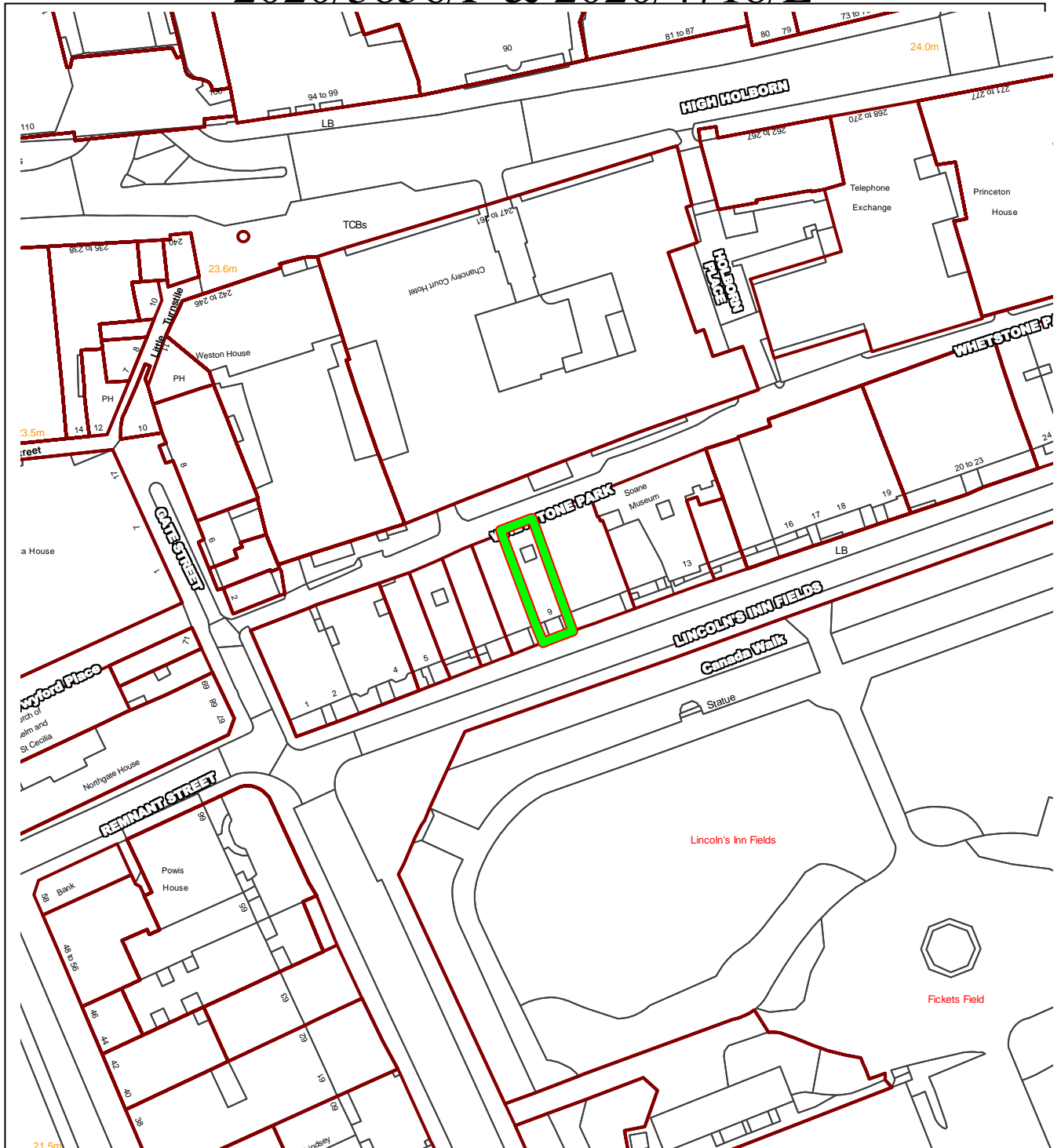


9 Lincoln's Inn Fields

2020/3856/P & 2020/4718/L



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Photographs



Site from above



Front elevation



First floor office (to courtyard)



First floor office (to courtyard)



Internal courtyard / lightwell



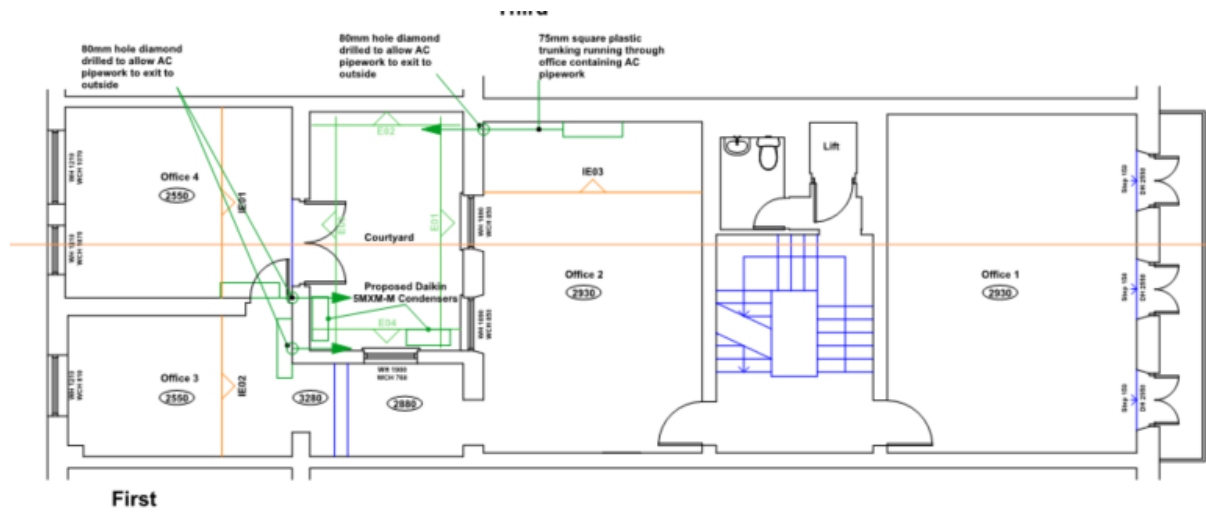
Internal courtyard / lightwell



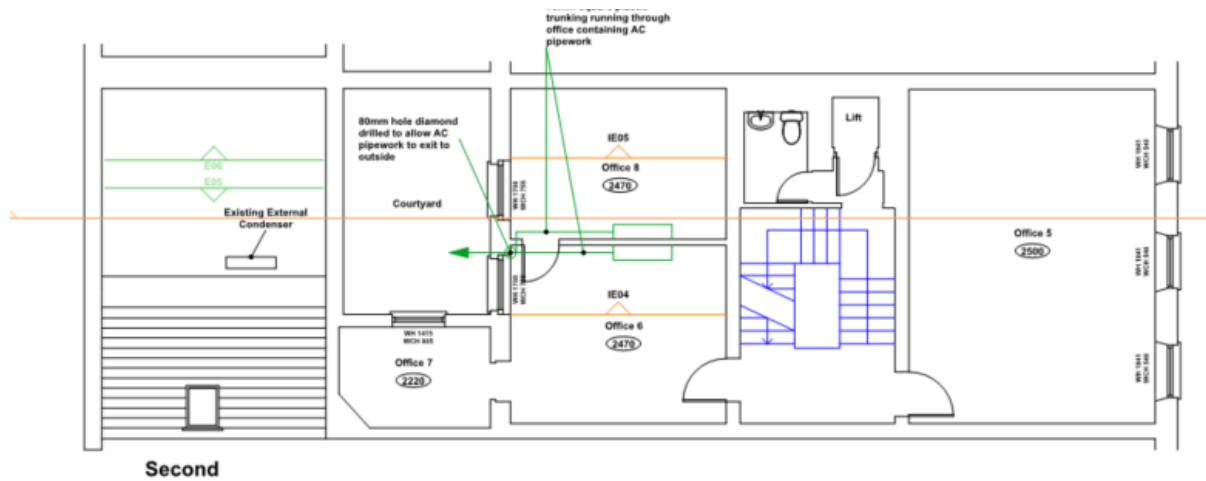
Second floor office



Proposed elevations



Proposed first floor (with courtyard/lightwell)



Proposed second floor

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:		19/10/2020			
		N/A		Consultation Expiry Date:		15/11/2020			
Officer				Application Number(s)					
Mark Chan				1) 2020/3856/P 2) 2020/4718/L					
Application Address				Drawing Numbers					
9 Lincoln's Inn Fields London WC2A 3BP				Please refer to draft decision notice					
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature						
Proposal(s)									
Installation of 2x air conditioning (A/C) units in the rear enclosed courtyard of the building, and 5x internal wall mounted A/C cassettes.									
Recommendation(s):		1) Grant conditional planning permission 2) Grant conditional listed building consent							
Application Type:		1) Full Planning Permission 2) Listed Building Consent							
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice							
Informatives:									
Consultations									
Adjoining Occupiers:		No. of responses		0		No. of objections		0	
Summary of consultation responses:		Site notice: displayed 16/10/2020 (expiry 09/11/2021) Press notice: displayed 22/10/2020 (expiry 15/11/2020) No comments received.							
Local Groups		Bloomsbury CAAC submitted the following objection: <i>The proliferation of plant in a conservation area and upon a terrace of highly significant listed buildings is to be resisted. The approval of this application would cause harm to the listed terrace and wider conservation area through views from the public realm, and would set a precedent for inappropriate plant and external services upon visible elevations of listed buildings.</i> The amendments were sought to move the units into a sunken lightwell at the rear but the CAAC maintained their objection, this time with the following comments:							

This kind of thing just shouldn't be acceptable on a listed building, I'm not sure whether the internal courtyard is any better to be honest, perhaps even worse in terms of heritage.

Obviously the impact upon the CA is less but the impact upon the listed building greater. It'd be poor design on a non-listed building never mind in this sort of context.

Officer comment:

The Officer does not considered there to be harm to the conservation area, or the listed building. See section 2.2 of the report for detail.

Site Description

The application site is on the north side of Lincoln's Inn Fields, with Whetstone Park to the rear. It is a late C18 terraced house at six storeys (with basement and mansard). The property is in use as office space.

It is Grade II listed and is located within the Bloomsbury Conservation Area.

Relevant History

Application site

2015/2978/P & 2015/4163/L- Installation of AC condenser to rear roof and AC cassette to front 3rd floor office and associated pipework. **Granted 11/11/2015.**

Permission was granted due to its siting considered to have no harmful impact

Relevant policies

National Planning Policy Framework 2021

The London Plan March 2021

Camden Local Plan 2017

A1 Managing the impact of development

A4 Noise and vibration

D1 Design

D2 Heritage

CC1 Climate Change Mitigation

CC2 Adapting to Climate Change

Camden Planning Guidance

CPG Design 2021

CPG Amenity 2021

CPG Energy efficiency and adaptation 2021

Bloomsbury Conservation Appraisal Management Strategy 2011

Assessment

1 Proposal

1.1 Planning permission and listed building consent is sought for the installation of two air conditioning units at first floor level, in an enclosed courtyard to the rear which sits behind the existing two storey extension. These would serve 5x internal wall mounted A/C cassettes.

2 Assessment

2.1 The primary material considerations for this application are as follows:

- Design and Conservation
- Amenity and cooling

2.2 Design and conservation

2.2.1 Local Plan policies D1 (Design) and D2 (Heritage) are aimed at achieving the highest standard of design in all developments. Policy D1 requires development to be of the highest architectural and urban design quality, which improves the function, appearance and character of the area; and Policy D2 states that the Council will preserve, and where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas and listed buildings.

2.2.2 The Planning (Listed Buildings and Conservation Areas) Act 1990 requires special attention to be paid to the desirability of preserving the building's setting or any features of special architectural or historic interest. In considering developments affecting a conservation area, it requires local authorities to pay special attention to the desirability of preserving or enhancing the character or appearance of that area.

2.2.3 The host property has an existing rear two-storey extension which faces onto Whetstone Park. This extension is a simple and modest form which fronts onto what is effectively a mews.



Front elevation



Rear elevation

2.2.4 The original proposal was for the installation of the air conditioning units on the roof of the existing extension. Although views of them would have been restricted, they would have remained visible from certain points and require longer pipe and cable runs. Officers note the concerns that have been raised by the Bloomsbury CAAC regarding the impact the proposed AC units would have on the character of the conservation area and the harmful precedent they would set for further applications of this kind in the terrace. Amendments were sought to move the proposed units into a lightwell courtyard, behind the two storey extension, so as to ensure they are not visible from the street or surrounding buildings. The CAAC maintained their objection stating that it may address harm to the conservation area but would be worse for the listed building.



2.2.5 As can be seen from the aerial view above, the units would be in the courtyard/lightwell which is sunken down between the main building and the extension. The proposed units would not be visible in short or long views from the public realm. The impact of the proposed units is reduced further by their relatively small size and the proposed units would not cause harm to the character and appearance of the conservation area given their size and limited visibility.

2.2.6 The installation of AC units to the rear of this building would not set a harmful precedent for the terrace as the particular circumstances of the case mean they cannot be seen from the street nor in the context of the rear elevation. The works to the fabric of the listed building itself would be minimised as they are surface mounted on the non-original extension, along with the trunking which has a minimal run, and the cassettes internal to the building do not interrupt any original features which contribute to the building's significance, which has been established as an office for some time. The works would therefore not harm the special interest of the listed building and care has been taken to minimise any impact by their amended placement. The proposals have also been reviewed by the Council's conservation team who are satisfied with the proposals in heritage terms.

2.2.7 The proposal would preserve the character and appearance of the conservation area overall. It would also preserve the special architectural and historic interest of the listed building. The council has had special regard to the desirability of preserving the character and appearance of the Conservation Area, and the listed building, and its features of special architectural or historic interest.

2.4 Amenity and cooling

2.4.1 Policy A1 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. It seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission for development that would not harm the amenity of neighbouring residents. This includes privacy, overlooking, outlook and implications on daylight and sunlight. CPG (Amenity) provides specific guidance with regards to privacy, overlooking and outlook.

2.4.2 The overall size and scale of the proposed units, coupled with their location to the rear, would

ensure no harm is caused to neighbouring amenity in terms of loss of light, outlook or privacy.

2.4.3 A condition has been added to ensure compliance with the council's noise standards and in line with the noise assessment submitted with the application. As such, the proposals would not cause harm to neighbouring amenity in terms of noise nuisance.

2.4.4 Cooling demands of existing offices can be more difficult to control than residential properties, particularly as passive forms often rely on individual control of occupiers. Other methods of passive cooling, such as external blinds or shading, installation of insulation, or internal reconfiguration, can be more invasive to listed buildings which means that they are also often harder to adapt. In this instance, the provision of the two AC units is considered appropriate and proportionate, would not cause harm and would meet the objectives of policy CC2.

3 Recommendation

3.1 Grant conditional planning permission and listed building consent

DISCLAIMER

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 22nd November 2021, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Application ref: 2020/3856/P
Contact: Mark Chan
Tel: 020 7974 5703
Email: Mark.Chan@camden.gov.uk
Date: 18 November 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

Lamberts Chartered Surveyors
Aztec Row
3 Berners Road
London
N1 0PW
United Kingdom

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**9 Lincoln's Inn Fields
London
WC2A 3BP**

Proposal:

Installation of 2x air conditioning (A/C) units in the rear enclosed courtyard of the building.

Drawing Nos: Design and Access Statement (87405); 98288/ SP1; 98288/LP1; 98288/E01; 98288/E02; 98288/E03; 98288/E04; 98288/E05; 98288/P01 Rev A; 98288/P02/Rev A, 98288/P03/Rev A, 98288/P04; photographs of internal layout; Noise impact assessment 34514-R1; Heritage 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 and documents:
Design and Access Statement (87405); 98288/ SP1; 98288/LP1; 98288/E01; 98288/E02; 98288/E03; 98288/E04; 98288/E05; 98288/P01 Rev A; 98288/P02/Rev A, 98288/P03/Rev A, 98288/P04; photographs of internal layout; Noise impact assessment 34514-R1; Heritage Statement.

Reason:

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

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

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

- 4 Noise levels at a point 1 metre external to sensitive facades shall be at least 10dB(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 has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 15dB(A) below the LA90, expressed in dB(A).

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 London Borough of Camden Local Plan 2017.

Informative(s):

- 1 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).
- 2 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.

- 3 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 2021.

You can find advice about your rights of appeal at:

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

Yours faithfully

Chief Planning Officer

DECISION

Application ref: 2020/4718/L
Contact: Mark Chan
Tel: 020 7974 5703
Email: Mark.Chan@camden.gov.uk
Date: 18 November 2021

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Lamberts Chartered Surveyors
Aztec Row
3 Berners Road
London
N1 0PW
United Kingdom

DRAFT

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
9 Lincoln's Inn Fields
London
WC2A 3BP

DECISION

Proposal:

Installation of 2x air conditioning (A/C) units in the rear enclosed courtyard of the building, and 5x internal wall mounted A/C cassettes.

Drawing Nos: Design and Access Statement (87405); 98288/ SP1; 98288/LP1; 98288/E01; 98288/E02; 98288/E03; 98288/E04; 98288/E05; 98288/P01 Rev A; 98288/P02/Rev A, 98288/P03/Rev A, 98288/P04; photographs of internal layout; Noise impact assessment 34514-R1; Heritage Statement.

The Council has considered your application and decided to grant 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:
Design and Access Statement (87405); 98288/ SP1; 98288/LP1; 98288/E01; 98288/E02; 98288/E03; 98288/E04; 98288/E05; 98288/P01 Rev A; 98288/P02/Rev A, 98288/P03/Rev A, 98288/P04; photographs of internal layout; Noise impact assessment 34514-R1; Heritage 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.

Informative(s):

- 1 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.
- 2 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.
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DECISION