

Application ref: 2021/2265/P
Contact: Jaspreet Chana
Tel: 020 7974 1544
Email: Jaspreet.Chana@camden.gov.uk
Date: 15 June 2022

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

Miss Paayal Hirani
Honourable Society of Lincoln's Inn
Lincoln's Inn
Treasury Office
London
WC2A 3TL

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
5 & 6 New Square
Honourable Society of Lincoln's Inn
Lincoln's Inn
London
WC2A 3TL

Proposal:

Alterations involve replacement of the existing defective roof coverings on Nos.5 & 6 New Square, the flat roof sections over Nos.5 and 6 will be replaced, defective timber including battens, cross battens, sole boards and cross boarding will be replaced, where these are missing, new timbers will be installed along with new breathable waterproof membrane, replacement of the existing roof access ladders, new guard rails to the rear to provide secondary escape route, the windows and doors at roof level will be overhauled and masonry repairs

Drawing Nos: 1001 Rev A, 1002 Rev A, BSS-13446-001-Demolition Rev 02, BSS-13446-002-Demolition Rev 01, BSS-13446-003-Demolition Rev 01, BSS-13446-001-Proposed Rev 02, BSS-13446-002-Proposed Rev 01, BSS-13446-003-Proposed Rev 01, BSS-13446-004- Rev 00, BSS-13446-005- Rev 00, BSS-13446-006- Rev 00, BN Proposed plan and Elevations Rev A, BSS-13446-007- Rev 00, BSS-13446-008- Rev 00, BSS-13446-009- Rev 00, BSS-13446-010- Rev 00, 1001 Rev A, 2101 Rev A, 2102 Rev A, 1413/03/001, 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: 1001 Rev A, 1002 Rev A, BSS-13446-001-Demolition Rev 02, BSS-13446-002-Demolition Rev 01, BSS-13446-003-Demolition Rev 01, BSS-13446-001-Proposed Rev 02, BSS-13446-002-Proposed Rev 01, BSS-13446-003-Proposed Rev 01, BSS-13446-004- Rev 00, BSS-13446-005- Rev 00, BSS-13446-006- Rev 00, BN Proposed plan and Elevations Rev A, BSS-13446-007- Rev 00, BSS-13446-008- Rev 00, BSS-13446-009- Rev 00, BSS-13446-010- Rev 00, 1001 Rev A, 2101 Rev A, 2102 Rev A, 1413/03/001, 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.

Informative(s):

- 1 Reasons for granting permission:
The proposed external alterations are to solve long standing water ingress into both Nos.5 and 6 New Square and to provide safe access for future maintenance of both buildings.

The design and aesthetics of the elevations of both buildings hold historical and architectural importance as they form part of the Grade II* listing of 5 & 6 New Square. The proposed works will not affect the facades of the buildings, therefore all existing historic elements to these areas will be retained.

The new guardrail proposed for the fire escape has been amended from the original submitted to a more sensitive design of a steel rod rail with steel flat bar uprights at 1500mm intervals to be black and would be fixed to the existing rear parapet. The guardrail would span the same width as the existing and would be considered to be a subordinate addition which would be in keeping with the existing building. Two new ladders (comprise of aluminium stile sections and aluminium ribbed rungs) will replace the existing within the same position, be correctly installed and made secure to the roof and would meet the

current standards to accommodate fall arrest loadings within the constraints of listed buildings.

All other roof alterations would be repairs, alterations or replacements where the original roof fabric is defective, officers deem them to be like for like repairs and are considered acceptable.

Given the siting of the roof alterations it would not be visible from any public views. It is not considered the proposed development would impact unduly upon the amenity of the occupiers of neighbouring properties in regards to loss of light, privacy or outlook.

The proposed development is not considered to lead to a significant impact upon the amenities of any neighbouring resident. The development is thus considered to be in accordance with planning policies A1 and A4. It is considered that the proposed works would not cause a detrimental impact upon the character and appearance of the host listed property and would enhance the special character of the conservation area.

No objections have been received prior to making this decision. The sites planning history was taken into account when coming to this decision.

Overall the changes would not harm the character and appearance of the host building, streetscene and conservation area. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposed development is in general accordance with policies A1 (Managing the impact of development), D1 (Design) and D2 (Heritage) of the Camden Local Plan 2017. The proposal accords with the London Plan 2021 and the NPPF 2021.

- 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 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 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

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer