

Application ref: 2021/3560/L
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Date: 16 June 2022

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

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent 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 Listed Building Consent 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: 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: 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 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 following external alterations are proposed:
 - The existing felt roof over the flat roof sections over Nos.5 and 6 will be replaced with mastic asphalt,
 - Defective timber including battens will be replaced,
 - Remove existing slates, grade and sort to determine those for re-use, defective slates will be replaced for like for like slates,
 - 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,
 - All existing lead work will be replaced with new lead,
 - New insulation laid to improve the thermal efficiency of the building in line with English heritage,
 - Replacement of the existing roof access ladders,
 - New amended guard rails to the rear to provide secondary escape route,

- The windows and doors at roof level will be overhauled and timber repairs carried out where necessary, prior to redecorating with external wood paint. New ironmongery will be installed to windows and doors where necessary.
- Masonry repairs involving repairing blown render, replacing chimney flashing and removing loose and defective pointing and repointing.

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 would be considered acceptable.

The proposed works are considered to have a minimal impact on the architectural significance of the existing listed building and the surrounding Bloomsbury Conservation Area.

Historic England issued a letter of authorisation for the case to be determined as the council officers see fit. The application was assessed by the councils conservation officers and the officers consider the proposal to be acceptable subject to conditions.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

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

- 2 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.
- 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



Daniel Pope
Chief Planning Officer