

Application ref: 2022/0020/P  
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Date: 9 August 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](mailto:planning@camden.gov.uk)

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Arc Building Consultancy  
11a  
Bridlesmith Chambers  
Bridlesmith Walk  
Nottingham  
NG1 2HA  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

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

Proposal: Installation of front ramp, alterations to front boundary and gate and replacement of front entrance doors. Installation of front paving.

Drawing Nos: 01; 02; 03; 04; 05 and 06 (all Rev.01)

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:

01; 02; 03; 04; 05 and 06 (all Rev.01)

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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

Planning permission 2017/6774/P which granted the removal of the existing access ramp, installation of a platform lift and the construction of a lightwell to the basement area has been largely implemented. However, the lift was not installed due to disruption to the basement office. To ensure that level access can be achieved in light of this this proposal will reinstall a front access ramp. The ramp would be prefabricated steel and provide access from the street through a new set of double gates to the front entrance door. The landscaping around the ramp would be replaced with york stone paving which would be appropriate within the conservation area. The materiality and height of the double gate proposed in the front boundary will remain the same as existing and it would not appear materially different from viewed from the street.

The front entrance doors at ground floor will be replaced to open outwards to improve access. The replacement doors will be identical in terms of its siting, scale and detailed design to the existing apart from the opening method which is acceptable as it does not open directly onto a public highway.

Overall, the development in terms of its siting, scale and detailed design is not considered to harm the character of the host property, streetscene or conservation area.

The site adjoins the Sir John Soane's Museum which is Grade II listed, given the small scale nature of the works and its siting screened behind a high brick side boundary wall it is not considered to impact on the special setting of this building.

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 Area) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

Special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses under s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act [ERR] 2013.

Given the minor scale and nature of this development within a commercial context it would not have a detrimental impact on neighbour amenity through loss of daylight, outlook or privacy.

No objections were received during the statutory consultation period. Bloomsbury CAAC raised no objection. 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, C6, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with policies of the London Plan 2021 and the National Planning Policy Framework 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](http://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', written in a cursive style.

Daniel Pope  
Chief Planning Officer