

Application ref: 2022/3450/P  
Contact: Kate Henry  
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Date: 3 February 2023

**Development Management**  
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Gerald Eve LLP  
One Fitzroy  
6 Mortimer Street  
London  
W1T 3JJ  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

**Lincoln House**  
**296 - 302 High Holborn**  
**London**  
**WC1V 7JH**

Proposal:

Tree protection details required by condition 9 of planning permission 2018/3105/P, dated 12/03/2020 (for: Partial demolition and extensions at rear and new plant; change of use of ground floor to provide 2 x A1 units and the remainder in B1a use; associated works)  
Drawing Nos: Letter from Greengage, dated 07/07/2022; Covering letter, dated 19/07/2022 (Gerald Eve)

The Council has considered your application and decided to grant permission.

Informative(s):

#### 1 Reasons for granting

This application seeks to discharge condition 9 of planning permission 2018/3105/P, dated 12/03/2020. The condition requires the submission of details of tree protection measures for the retained trees at Lincoln's Inn Gardens.

A Tree Protection Note has been provided, which refers to the Arboricultural Impact Assessment and Arboricultural Method Statement submitted as part of

the original application. The details submitted are considered sufficient to demonstrate that the off-site trees to be retained will be adequately protected throughout development in accordance with BS5837:2012.

The proposed development is in accordance with Policies A2 and A3 of the Local Plan.

- 2 You are reminded that condition 3a (windows and doors details), 3b (samples of facing materials) [insofar as it relates to the proposed works other than the shopfront], 13 (bird and bat box locations), 14 (sound attenuation details), 16 (retail signage details) still require details to be submitted for approval.

Condition 12 (green wall details) is pending determination under application reference 2022/5406/P.

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