

Application ref: 2024/0382/P
Contact: Daren Zuk
Tel: 020 7974 3368
Email: Daren.Zuk@camden.gov.uk
Date: 18 April 2024

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

Patricia Lennox Boyd
40A Granville Square
London
WC1X 9PD

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**50C Red Lion Street
London
WC1R 4PF**

Proposal:

New window and door fenestration arrangement at ground floor front elevation; installation of new double glazed timber framed windows and doors throughout; replacement rooflights throughout; removal of existing fire escape stair; infilling of first floor external door; small extension at rear roof level to create flat roof with new rooflights.

Drawing Nos:

204_D_01_00, 204_D_01_01, 204_D_01_02, 204_D_01_11, 204_D_02_04,
204_D_03_01, 204_D_03_03, 204_A_01_00 rev P2, 204_A_01_01 rev P2,
204_A_01_02 rev P2, 204_A_01_11 rev P2, 204_A_02_04 rev P2, 204_A_03_01 rev
P2, 204_A_03_03 rev P2, Location Plan TQRQM24031154029315, Design and
Access Statement (prepared by vPPR Architects), Window Detail 01, Window Detail
02, Window Detail 03, Window Detail 04, Window Detail 05

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:

204_D_01_00, 204_D_01_01, 204_D_01_02, 204_D_01_11, 204_D_02_04, 204_D_03_01, 204_D_03_03, 204_A_01_00 rev P2, 204_A_01_01 rev P2, 204_A_01_02 rev P2, 204_A_01_11 rev P2, 204_A_02_04 rev P2, 204_A_03_01 rev P2, 204_A_03_03 rev P2, Location Plan TQRQM24031154029315, Design and Access Statement (prepared by vPPR Architects), Window Detail 01, Window Detail 02, Window Detail 03, Window Detail 04, Window Detail 05

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 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 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 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 2023.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-householder-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully



Daniel Pope
Chief Planning Officer