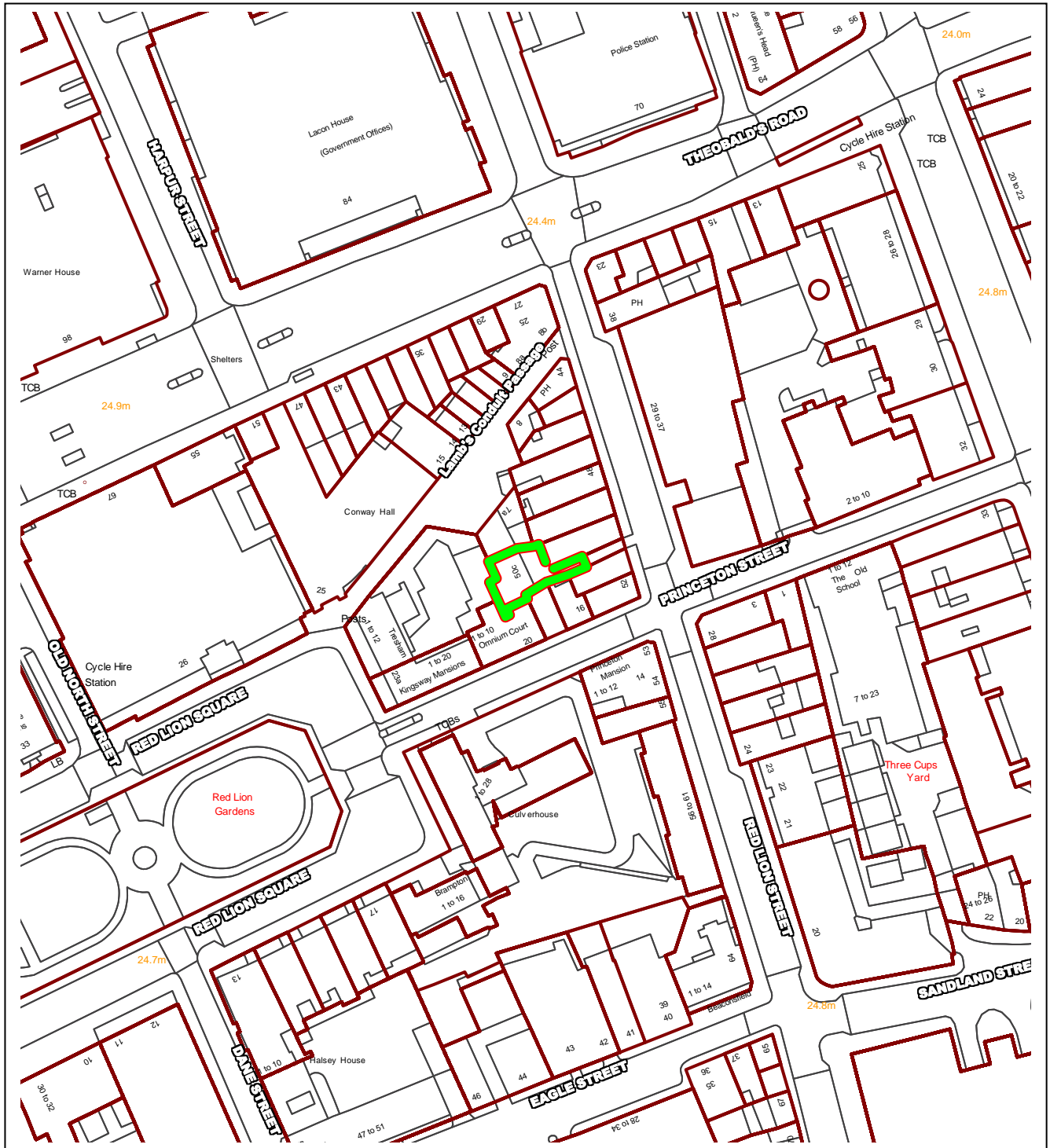


2024/0382/P  
50C Red Lion Street



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## 2024/0382/P – 50C Red Lion Street

Photos and Plans



Figs 1. Aerial views of 50C Red Lion Street.



## 2024/0382/P – 50C Red Lion Street

Photos and Plans



Fig 2. Existing front elevation

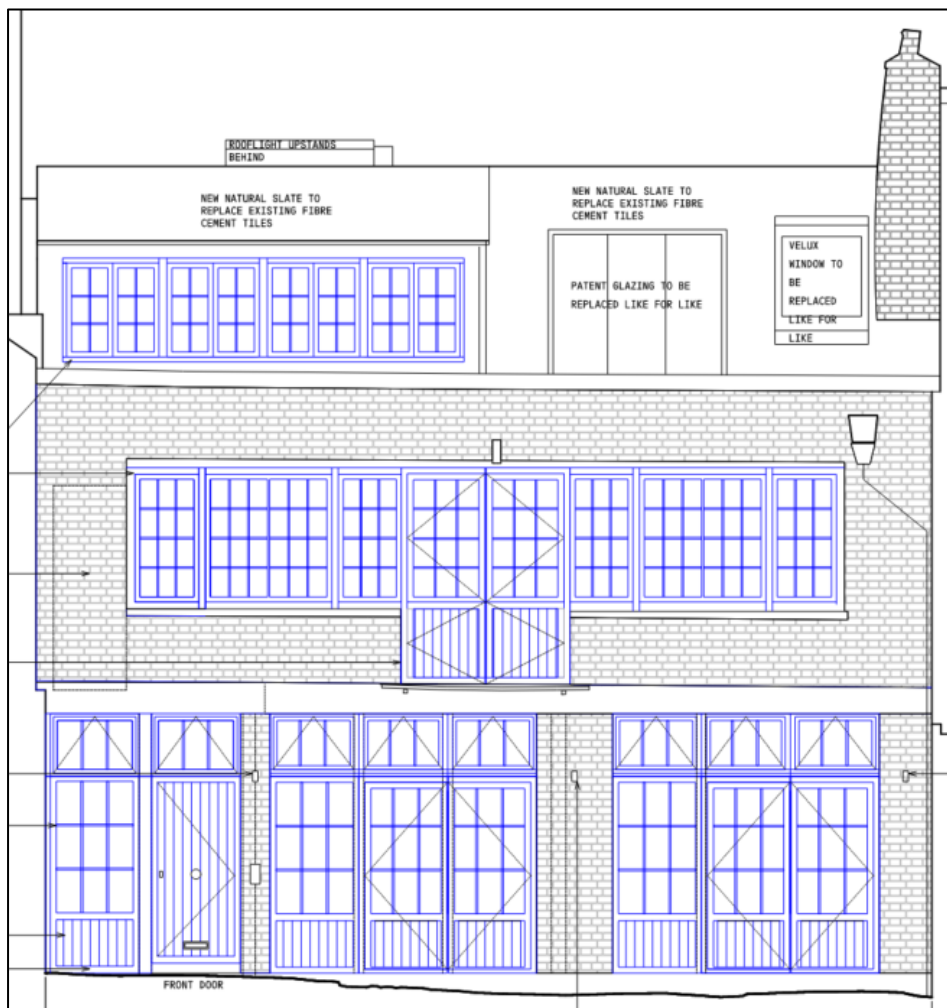


Fig 3. Proposed front elevation.

# 2024/0382/P – 50C Red Lion Street

Photos and Plans

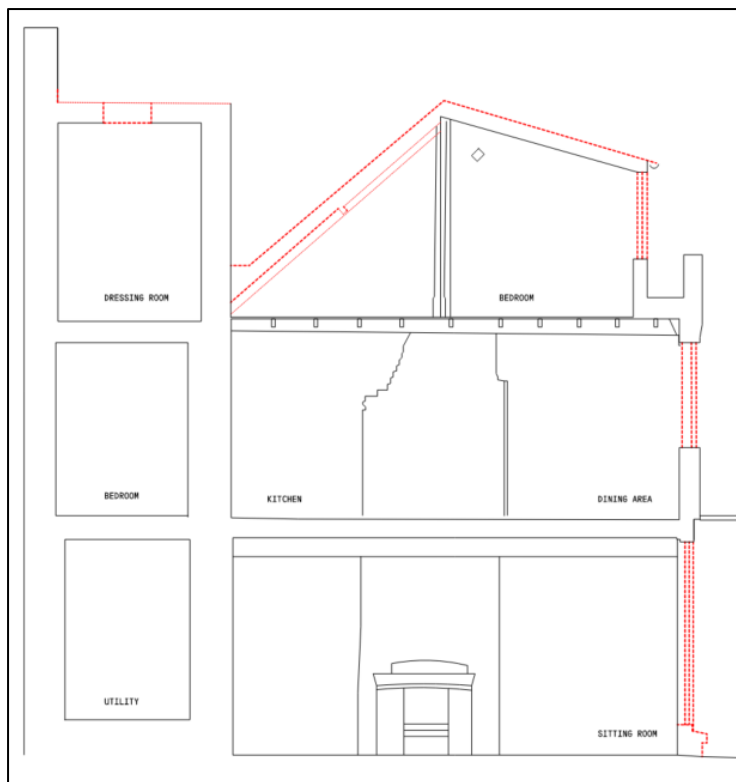


Fig 4. Existing section.

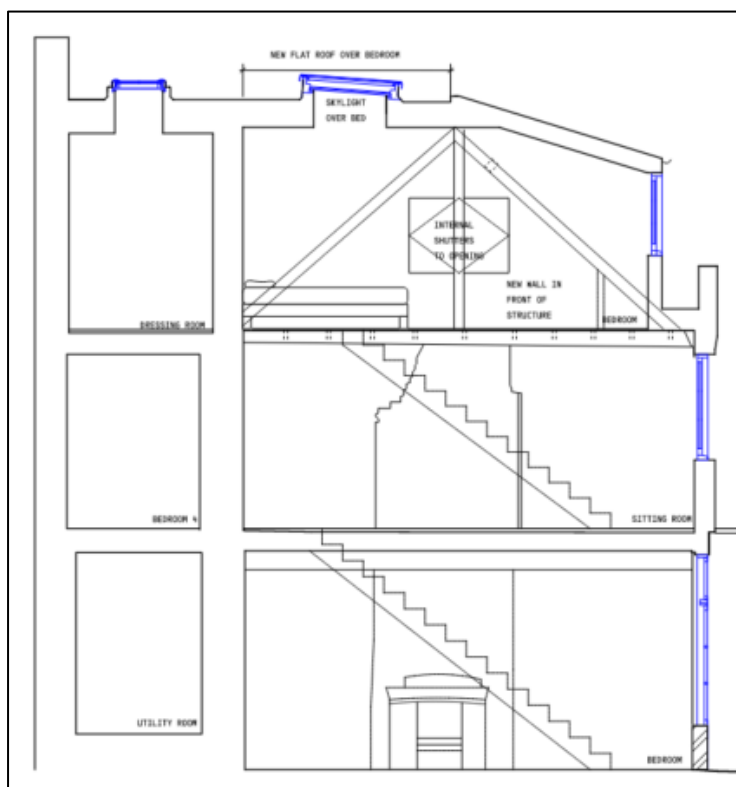


Fig 5. Proposed section.

# 2024/0382/P – 50C Red Lion Street

## Photos and Plans

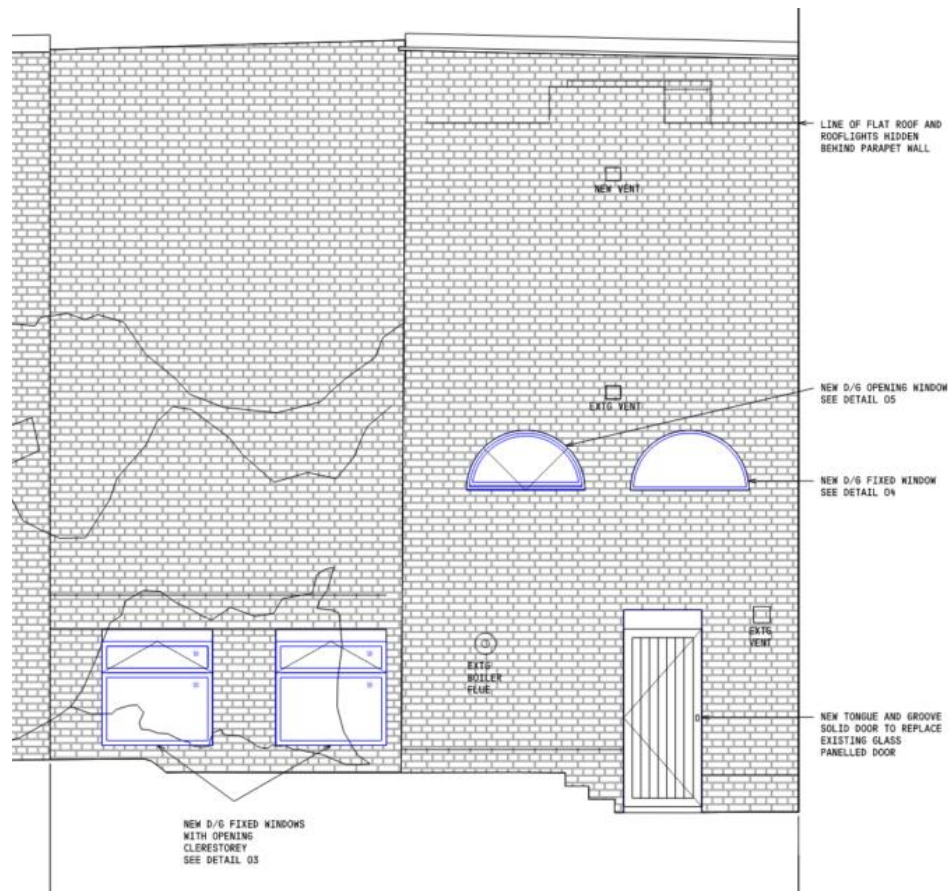


Fig 6. Proposed rear elevation, indicating replacement windows in blue.

<b>Delegated Report</b> (Members Briefing)		<b>Analysis sheet</b> N/A / attached		<b>Expiry Date:</b> 27/03/2024		<b>Consultation Expiry Date:</b> 25/03/2024	
<b>Officer</b> Daren Zuk				<b>Application Number(s)</b> 2024/0382/P			
<b>Application Address</b> 50C Red Lion Street London WC1R 4PF				<b>Drawing Numbers</b> <i>See draft decision notice</i>			
<b>PO 3/4</b>		<b>Area Team Signature</b>		<b>C&amp;UD</b>		<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b> 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.							
<b>Recommendation(s):</b>		<b>Grant householder planning permission</b>					
<b>Application Type:</b>		<b>Householder Planning Permission</b>					
<b>Conditions or Reasons for Refusal:</b>		<b>Refer to Draft Decision Notice</b>					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>00</b>	No. of responses	<b>06</b>	No. of objections	<b>06</b>
<b>Summary of consultation responses</b>  <i>(Officer's responses) in italics)</i>		Site Notice: displayed from 01/03/2024 – 25/03/2024 Press Notice: displayed from 29/02/2024 – 24/03/2024  Six responses were received from residents of neighbouring Omnium Court objecting to the proposed works. Their comments are summarised as follows:  1. The property has been incorrectly classified as a dwellinghouse.  <i>A search on the Valuation Office Agency website confirms that the property has been in residential use since at least 20 September 2015.</i>					

2. The west wall is Grade II listed.

*A search on Historic England confirms that the west wall (facing Omnium Court) is not listed.*

3. Concerns regarding the front replacement windows and level of glazing proposed.

*See Section 3 (Design and Conservation) of this report.*

4. Concerns regarding the access the subject site has into the rear garden of Omnium Court.

*Matters of existing access, easements, and disputes between private property owners are not a material planning consideration. It is noted that the external door is existing and will not be used for regular access. Therefore, it is not anticipated that the door will impact fire egress from Omnium Court.*

5. Concerns regarding a gas flue outlet.

*The proposed gas flue is considered minor in scale and not anticipated to result in any negative impacts to the amenity of neighbouring occupiers.*

6. Concerns regarding the impact of the new windows facing into Omnium Court.

*See Section 4 (Amenity) of this report.*

7. Concerns regarding the amount of demolition and the timeframes for completion.

*Due to the significant damage to the roof, urgent repairs were required prior to planning permission being sought. Following permission, it is anticipated the works to continue. Given the scale and scope of the proposed works, a Construction Management Plan was considered unnecessary.*

8. Concerns over the level of community engagement and public consultation.

*Site notices were posted at the front of 50 Red Lion Street, in front of Omnium Court, as well as at the front of 7A Lamb's Conduit Passage from 01/03/2024 until 24/03/2024. A press notice was published in the Camden New Journal from 29/02/2024 until 24/03/2024. The public consultation has thus complied with Council policy on community engagement and public consultation.*

<b>Bloomsbury CAAC</b>	The Bloomsbury CAAC was consulted but did not submit any comments.
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## Site Description

The application comprises a three-storey mews dwelling, located on the west side of Red Lion Street, north of the junction with Princeton Street. The building was originally connected to no. 23 Red Lion Square (now demolished, following bomb damage during WWII) and served as a stable and coach-house. Since the early 20<sup>th</sup> century, the property has been used as a studio and residence for artists. The dwelling is accessed through a covered alleyway between nos.50-51 Red Lion Street. The rear of the building is visible from the public realm on Lamb's Conduit Passage.

The building is not listed but it lies within the Bloomsbury Conservation Area. The building is not noted as making a positive contribution to the Conservation Area.

## Relevant History

**2019/3604/P** – Part demolition of the existing building, erection of a new front facade and external staircase on the front elevation, rebuild of chimney, raising of roof slopes and erection of a roof extension with roof terrace to enlarge existing two-bedroom residential unit. Insertion of new windows and/or doors on the rear and side elevation. Provision of waste and recycling storage, cycle parking and amenity space. **Granted Subject to a Section 106 Legal Agreement 04/12/2020** (not implemented).

**PS9804997** – The erection of a roof extension and the insertion of windows in the rear wall in connection with the existing use of the building as a mixed-use design studio with residential accommodation, as shown by drawing numbers 01, 02 & 03 dated 10th June 1998, & 04, 05, 06 dated 5th January 1999 and as amended by letter dated 3rd November 1999. **Granted 09/11/1999.**

## National Planning Policy Framework (2023)

### The London Plan (2021)

### Camden Local Plan (2017)

- A1 Managing the impact of development
- D1 Design
- D2 Heritage

### Camden Planning Guidance

- Amenity (2021)
- Design (2021)
- Home Improvements (2021)

### Bloomsbury Conservation Area Appraisal and Management Strategy (2011)



## **Draft Camden Local Plan**

The Council has published a new [Draft Camden Local Plan](#) (incorporating Site Allocations) for consultation (DCLP). The DCLP is a material consideration and can be taken into account in the determination of planning applications but has limited weight at this stage. The weight that can be given to it will increase as it progresses towards adoption (anticipated 2026).

## **Assessment**

### **1. Proposal**

1.1. The proposal includes:

- New window and door fenestration arrangement at ground floor front elevation;
- Installation of new double glazed timber framed windows throughout;
- Replacement rooflights throughout;
- Removal of existing fire escape stair;
- Infilling of first floor external door; and
- Small extension at rear roof level to create flat roof with new rooflights.

### **2. Assessment**

2.1. The material considerations for this application are as follows:

- Design and Conservation
- Amenity

### **3. Design and Conservation**

3.1. The Council's design policies are aimed at achieving the highest standard of design in all developments, including where alterations and extensions are proposed. Policy D1 (Design) of the Local Plan requires development to be of the highest architectural and urban design quality which improves the function, appearance, and character of the area. The Council welcomes high quality contemporary design which responds to its context. Camden's Local Plan Document is supported by Supplementary Planning Guidance CPG (Design).

3.2. Local Plan Policy D2 (Heritage) states that the Council will preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas. To comply with Policy D2, extensions to historic properties should integrate with and enhance the host building and not be dominant or obtrusive.

3.3. The existing ground floor fenestration will be rearranged and feature two sets of windows/double doors designed to replicate historic garage doors, which are a key feature of mews buildings. The windows will be timber framed double-glazed slimline units, featuring mullions in keeping with the original first-floor windows and tongue and groove lower panels. The main entrance door will be relocated slightly south and be replaced with a timber tongue and groove door to match the character of the host building.

3.4. At first floor level, the existing external fire escape stair will be removed, and the external door blocked up in matching painted brickwork. The external stair and door are not considered of

historic interest, nor are integral to the character and design of the host building; thus, their removal is not objected to. The existing windows and stable door will be replaced with timber framed double-glazed slimline horizontal sash units, to match the existing single-glazed units, thus retaining the fenestration detail at first floor level.

- 3.5. At roof level, the front dormer windows will be replaced with timber framed double-glazed slimline units to match existing, and the existing rooflights on the front roof slope will be replaced with matching units; both are considered acceptable given they are replacing existing units like-for-like. At the rear of the roof level, a small extension with a flat roof is proposed to allow for more internal habitable space. The extension, given its limited visibility from any public viewpoints and small scale, is considered acceptable and will not impact the character of the host building nor the wider Conservation Area. The roof extension will also feature three rooflights, which is considered acceptable.
- 3.6. At the rear, which faces into the rear garden of neighbouring Omnium Court, the existing windows and door will be replaced with double-glazed units of a matching style. The window and door opening sizes will remain as existing to minimise any amenity impacts to occupiers of Omnium Court.
- 3.7. Special regard has been attached to the desirability of preserving or enhancing the Bloomsbury 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.
- 3.8. As such, the proposed development would preserve the significance of the historic building and the character or appearance of the Bloomsbury Conservation Area, complying with policies D1 and D2 of the Camden Local Plan.

#### **4. Amenity**

- 4.1. Policy A1 (Managing the impact of development) seeks to protect the quality of life of occupiers and neighbours by only granting planning permission to development that would not harm the amenity of residents. This includes factors such as privacy, outlook, and implications to natural light, artificial light spill, odour and fumes, as well as impacts caused from the construction phase of development.
- 4.2. Given the scale and scope of the proposed works, they are not anticipated to give rise to any negative impacts to neighbouring occupier's amenity with regards to loss of daylight/sunlight, outlook, or privacy.
- 4.3. Objections raised concerns that the roof extension could impact availability of daylight/sunlight to a rear facing unit at the second-floor level of Omnium Court. The submitted documents indicate that the height of the roof extension will not extend beyond the existing ridge line, which is set below the second-floor windows of Omnium Court. Therefore, it is not considered that the roof extension would create any impact to the availability of daylight/sunlight to that unit.
- 4.4. Further concerns were raised regarding the replacement of the rear windows that face into the rear garden of Omnium Court. As the proposal is for replacement only, the windows are not considered to give rise to any new opportunities for overlooking, so it is not considered that

there would be any significant or unacceptable amenity impacts to occupiers of Omnium Court, and the new windows are thus considered acceptable in amenity terms.

4.5. Overall, the works would not have any negative impact on the amenity currently enjoyed by neighbouring residents and would therefore comply with Policy A1 of the Camden Local Plan 2017.

## **5. Conclusion and Recommendations**

5.1. In conclusion, the proposed works would preserve the character and setting of the host building and the character and appearance of this part of the Bloomsbury Conservation Area. As such, the proposals are considered to accord with the requirements of Policies A1, D1, and D2 of the Camden Local Plan. It is therefore recommended that planning permission be granted subject to relevant conditions.

***The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 15<sup>th</sup> April 2023, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'Members Briefing'.***

Application ref: 2024/0382/P  
Contact: Daren Zuk  
Tel: 020 7974 3368  
Email: [Daren.Zuk@camden.gov.uk](mailto:Daren.Zuk@camden.gov.uk)  
Date: 8 April 2024

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

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[www.camden.gov.uk](http://www.camden.gov.uk)

Patricia Lennox Boyd  
40A Granville Square  
London  
WC1X 9PD

**DRAFT**  
**DECISION**

Dear Sir/Madam

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:

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

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](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 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

Chief Planning Officer

DECISION