

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		23/01/2013	
		N/A		<b>Consultation Expiry Date:</b>		27/12/2012	
<b>Officer</b>				<b>Application Number(s)</b>			
Angela Ryan				2012/6430/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
Flat 16 10 Red Lion Square London WC1R 4QG				Refer to decision notice			
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>				
<b>Proposal(s)</b>							
Renewal of planning permission 2009/4620/P granted 10/12/2009, for alterations to fenestration of 8th floor roof extension to flat (Class C3), as amendment to approved planning permission 2005/1866/P dated 01/07/2005 (Glazed roof extension to existing 8th floor terrace in connection with the 7th floor residential unit).							
<b>Recommendations:</b>		Grant renewal of planning permission					
<b>Application Type:</b>		Renewal of Full Planning Permission					
<b>Conditions or Reasons for Refusal:</b>		Refer to Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	26	No. of responses	0	No. of objections	0
				No. electronic	0		
<b>Summary of consultation responses:</b>		26 Neighbour letters were sent out on 06/12/2012 and no representations have been received as a result of the consultation process.					
<b>CAAC/Local groups comments:</b>		N/A					

## Site Description

The site comprises an eight-storey former office building currently used as 16 flats. It is located at the south-western corner of the square at its junction with Procter Street.

The site is not listed neither does it lie within a designated conservation area, although it is located just outside the Bloomsbury Conservation Area and adjacent a grade II listed building at no. 11 Red Lion Square.

## Relevant History

**13/10/2004-** Permission **refused** for a glazed roof extension to existing 8th floor terrace in connection with the 7th floor residential unit (Ref: 2004/3648/P)

**01/07/2005-** Permission **granted** for a glazed roof extension to existing 8th floor terrace in connection with the 7th floor residential unit (Ref: 2005/1866/P)

**10/12/2009-** Permission **granted** for alterations to fenestration of 8th floor roof extension to residential flat (Class C3), as amendment to approved planning permission 2005/1866/P dated 01/07/2005 (Glazed roof extension to existing 8th floor terrace in connection with the 7th floor residential unit). (Ref: 2009/4620/P)

## Relevant policies

### LDF Core Strategy and Development Policies 2010

**CS1** (Distribution of growth)

**CS5** (Managing the impact of growth and development)

**CS14** (Promoting high quality places and conserving our heritage)

**DP24** (Securing high quality design)

**DP25** (Conserving Camden's heritage)

**DP26** (Managing the impact of development on occupiers and neighbours)

### Camden's Planning Guidance 2011:

CPG1: Design: chapters 1, 2, and 4

CPG6: Amenity: chapters 6 & 7

### London Plan 2011

### National Planning Policy Framework 2012

## Assessment

### Proposal:

The applicant seeks to renew a planning permission that was granted in 2009 for alterations to fenestration of 8th floor roof extension to flat (Class C3), as amendment to approved planning permission 2005/1866/P dated 01/07/2005 (Glazed roof extension to existing 8th floor terrace in connection with the 7th floor residential unit).

Camden's LDF was adopted in 2010 replacing the Replacement Unitary Development Plan adopted in June 2006. Although current policies have now been changed in content and wording, they are not considered to be significantly different from the Replacement UDP policies in terms of design.

A revised version of Camden's Planning Guidance was adopted in 2011, and is similar in its guidance on design and amenity to its previous incarnations.

In addition, the NPPF was published by central government in 2012, which replaces the PPGs and PPSs and the London Plan has been updated (refer relevant policies paragraph 5.2 above). The main drive of the NPPF is to As such, the application is considered in line with the current policy context. To provide further context, the following paragraph of a guidance note by Department for Communities and Local Government on renewal applications is re-produced below:

*'In current circumstances, local planning authorities should take a positive and constructive approach towards applications which improve the prospect of sustainable development being taken forward quickly. The development proposed in an application for extension will by definition have been judged to be acceptable in principle at an earlier date. While these applications should, of course, be determined in accordance with s.38(6) of the Planning and Compulsory Purchase Act 2004, local planning authorities should, in making their decisions, focus their attention on development plan policies and other material considerations which may have changed significantly since the original grant of permission.'*

2005 permission was granted for a glazed roof extension to the existing 8<sup>th</sup> floor terrace in connection with the use of the 7<sup>th</sup> floor for a residential unit. The 2009 permission (which the applicant now seeks to renew) sought amendments to this permission and which were subsequently approved. This application for renewal is identical to the previously approved scheme granted planning permission on 10/12/2009 (Ref: 2009/4620/P). This scheme was assessed against the policies in the adopted UDP (2006).

The main issue is whether the scheme now accords with current planning policies on:

- Design / impact on the character and appearance of the host building and the conservation area and the setting of a grade II listed building; and
- Impact on amenity

### Design:

The previous proposal aimed to control solar gain as well as to provide additional privacy and increase the sense of enclosure within the extension without losing views. As such the overall areas of glazing serving the principle reception room was reduced and metal powder coated cladding proposed to match the existing cladding that is used on the building's façade. It was considered that the amended proposal would also create greater architectural integration and conformity in terms of its relationship with the host building. The amended scheme retained sufficient areas of glazing which effectively assisted in reducing the perceived bulk and massing of the approved extension. As the renewed scheme is identical to the previously approved scheme it is considered that the given that the LDF and associated planning guidance are not significantly different to their predecessors that the scheme is still considered to be acceptable in design terms. A condition was attached to the previous decision notice requiring the materials to match the existing in order to ensure that the new cladding

would match the existing cladding in terms of its colour and finish. In order to be consistent it is recommended that the same conditions and informatives attached to the previous permission are carried over to the new decision notice.

The scheme is not considered to be harmful to the appearance and character of the host building or the setting of the adjoining conservation area and is considered to comply with policies DP24 and DP25 of the LDF.

**Amenity:**

Given that the extension is to be made no bigger than that originally approved it is still considered that the proposal would not give rise to adverse amenity issues such as the loss of natural sunlight/daylight, the loss of privacy, overlooking, the loss of outlook or adding to the sense of enclosure. This is in accordance with policy DP26 of the LDF.

**Recommendation:** Grant renewal of planning permission

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