

Martin Evans
Martin Evans Architects
18 Charlotte Road
LONDON
EC2A 3PB

Application Ref: **2011/4926/P**
Please ask for: **Angela Ryan**
Telephone: 020 7974 **3236**

22 December 2011

Dear Sir/Madam

DECISION

Town and Country Planning Acts 1990 (as amended)
Town and Country Planning (General Development Procedure) Order 1995
Town and Country Planning (Applications) Regulations 1988

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:
**55 Red Lion Street
London
WC1R 4PD**

Proposal:

Erection of a mansard roof extension with new front and rear dormers to accommodate a 1 x one bedroom self contained studio flat.

Drawing Nos: Site location plan RED-PL-EX-02; RED-PL-EX-03; RED-PL-EX-04; RED-PL-EX-05; RED-PL-EX-06; RED-PL-PR-01; RED-PL-PR-02A; RED-PL-PR-03; RED-PL-PR-04; RED-PL-PR-05; Design and Access Statement by Martin Evans Architect dated 06/09/11; Lifetime Home Statement and Sustainability Statement by Martin Evans Architect dated September 2011

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 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 policy CS14 -(Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 - (Securing high quality design) and DP25 - (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:- RED-PL-PR-02A; 03; 04; 05; Lifetime Home Statement and Sustainability Statement by Martin Evans Architect dated September 2011

Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which 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, Argyle Street WC1H 8EQ, (tel: 020-7974 2363).
- 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 The permission hereby approved relates to the proposal for a mansard roof extension only. The plans submitted showing the internal layout of the basement, ground, first, second and third floors i.e., RED-PL-EX-01; 02; 03, 04; 05; 06 and RED-PL-PR-01 are to show context only and no works are approved to these floors.
- 4 Reasons for granting permission.

The proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy, with particular regard to

policies CS6- (Providing quality homes); CS5 - (Managing the impact of growth and development); CS13 - (Tackling climate change through promoting higher environmental standards); CS14 - (Promoting high quality places and conserving our heritage) and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policies DP2- (Making full use of Camden's capacity for housing); DP5 - (Homes of different sizes); DP6- (Lifetime homes and wheelchair homes); DP16- (The transport implications of development); DP18- (Parking standards and limiting the availability of car parking); DP22 - (Promoting sustainable design and construction); DP23- (Water); DP24 - (Securing high quality design); DP25 - (Conserving Camden's heritage); DP26 - (Managing the impact of development on occupiers and neighbours). For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officer's report.

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