



PLANNING STATEMENT

25 – 26 Red Lion Street, London WC1R 4PS

September 2014

1.0 Introduction

1.1 The Site

1.1.1 This statement is submitted in support of a planning application for the alteration and extension of 25-26 Red Lion Street, London WC1R 4PS. The alterations comprise the reconfiguration of the existing fourth floor and additions to the 5th floor to provide one additional 2 bedroom flat.

1.1.2 The Site comprises No.s 25 and 26 Red Lion Street which is a 5 storey building plus a basement. The buildings currently accommodate a restaurant and bar at basement and ground floor level with flats above. The building is entered to the west, directly off Red Lion Street.

1.1.3 The application site is located on the east side of Red Lion Street, and is 1 of 4 small scale terraced buildings (Nos.24, 25, 26, 27), each consistent with 4 storeys, a similar parapet height and two windows wide. Either side of this small terrace are the larger 6 storey building on the junction with Princeton Street and the 5 storey development of No.21-23 Red Lion Street.

1.1.4 Red Lion Street is characterised by a mix of land uses set along a relatively narrow street with continuous building frontages. The terrace of buildings that includes 25 and 26 Red Lion Street dates in part from 19th Century, though several 20th Century buildings have produced a varied scale and grain. Buildings range in height from 5 to 7 storeys (plus basement). They generally have commercial use at ground floor with residential above.

1.1.5 The site is within the Bloomsbury Conservation Area, Sub Area 11 and Archaeological Priority Area. The grain, plot size, use, character and appearance of the nearby buildings vary greatly.

1.1.6 The Bloomsbury Conservation Area Character Appraisal identifies Nos. 25 and 26 as “positive buildings” which make a positive contribution to the character and appearance of the Conservation Area. The buildings have traditional shop fronts, stock brick facades with red brick bands and window heads, and sliding sash windows with restrained traditional detailing. They have slate mansard roofs with a flat top and roof terraces.

1.2 The Proposal

1.2.1 The design proposal is to add additional accommodation to the 5th floor of the existing building. The existing staircase to the south of the site is extended to reach a landing that serves one new 2 bedroom flat. The proposals add accommodation to the fifth floor, but the existing roof pitch screens the roof extension, which is set to the rear of the existing building. The scale of the building from the street is therefore unchanged.

1.2.2 The proposals add an additional 65sqm of residential internal floorspace to the building.

1.2.3 The quality of the flat roof and 5th floor extension are poor quality and in need of substantial repair and refurbishment. The roof extension is proposed to be canted back to prevent any views of the new roof plane from the street while retaining the original plane of the roof. The profile of the roof extension to the rear has been changed to a mansard roof with traditional lead clad dormers and timber sash windows.

2.0 Relevant Planning History

2.1 A proposal for a roof extension at 4th floor level at 25-26 Red Lion Street, London WC1R 4PS to provide two 1 bedroom flats and associated reconfiguration of existing extract duct to the rear was refused on 9 January 2014.

The reasons for refusal were:

1.The proposed development, by reason of its form, bulk and terminating height would result in harm to the character and appearance of the host building, the terrace of which it forms part and of this part of the Bloomsbury conservation area, contrary to policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

2.The proposed development, by reason of inadequate floorspace would result in sub standard residential accommodation and be harmful to the amenities of future occupiers, contrary to policies CS5 (managing the impact of growth and development) and CS6 (providing quality

homes) of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 (securing high quality design) and DP26 (managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Policies.

3. The proposed development, in the absence of a legal agreement to secure car-freehousing units, would fail to promote more sustainable and efficient forms of transport, contrary to policy CS11 (Promoting sustainable and efficient travel) of the London Borough of Camden Local Development Framework Core Strategy; and policies DP17 (Walking, cycling and public transport), DP18 (Parking standards and limiting the availability of car parking) and DP19 (Managing the impact of parking) of the London Borough of Camden Local Development Framework Development Policies.

4. The proposed development, in the absence of a legal agreement to secure the submission and implementation of a Construction Management Plan, would be likely to contribute unacceptably to traffic disruption and dangerous situations for pedestrians, cyclists and other road users and would be detrimental to the amenities of the area generally, contrary to policies CS5 (Managing the impact of growth and development), CS11 (Promoting sustainable and efficient travel) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy; and policies DP20 (Movement of goods and materials), DP21 (Development connecting to the highway network) and DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Without prejudice to any future application or appeal, the applicant is advised that reasons for refusal no. 3 and 4 could be overcome by entering into a S106 planning agreement with the Council as Local Planning Authority.

3.0 The Current Planning Application

3.1 The current planning application has addressed the reasons for refusal for the previous planning application to construct two 1 bed flats and has been amended accordingly.

3.2 Reason for refusal (1) has been addressed by retaining the line of the existing ridge along with the existing party walls and chimney stacks to both buildings.

3.3 Reason for refusal (2) has been addressed by reducing the number of flats to 1. The floor area of this flat exceeds the minimum flat size for a 2 bedroom flat.

3.4 Reasons (3) and (4) can be addressed by way of a Section 106 agreement that our client is happy to enter into.

4.0 Relevant Planning Policies

4.1 National Planning Policy Framework (2012)

4.1.1 The National Planning Policy Framework 2012 seeks to secure positive growth in a way that effectively balances economic, environmental and social progress for this and future generations.

4.1.2 Section 7, Requiring Good Design, para 56 states that *“The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.”*

4.2 The London Plan (2011)

4.2.1 Certain policies of the London Plan are considered relevant to this application: Policy 1.1 Delivering the Strategic Vision and Objectives for London at the strategic level *“Growth and change in London will be managed in order to realise the Mayor’s vision for London’s sustainable development.....ensuring all Londoners enjoy a good, and improving, quality of life sustainable over the life of this Plan and into the future.”*

4.2.2 Policy 5.3 Sustainable Design and Construction states that *“development proposals should demonstrate that sustainable design standards are integral to the proposal, including its construction and operation, and ensure that they are considered at the beginning of the design process.”*

4.2.3 Policy 7.1 Building London’s Neighbourhoods and Communities states that *“development should be designed so that the layout, tenure, and mix of uses interface with surrounding land and improve people’s access to social and community infrastructure...”*

4.2.4 Policy 7.4 Local Character states that *“development should have regard to the form, function, and structure of an area, place or street and the scale, mass and orientation of surrounding buildings.”*

4.2.5 Policy 7.6 Architecture states that *“architecture should make a positive contribution to a coherent public realm, streetscape and wider cityscape. It should incorporate the highest quality materials and design appropriate to its context.”*

4.2.6 Policy 7.8 Heritage Assets and Archaeology states that “*development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.*”

London Borough of Camden’s Local Development Framework

4.3 Camden Core Strategy 2010-2025

4.3.1 Policy CS1 – Distribution of Growth

This policy relates to “*Making the best use of Camden’s limited land. The Council will promote the most efficient use of land and buildings in Camden by:*

d) seeking development that makes full use of its site, taking into account quality of design, its surroundings, sustainability, amenity, heritage, transport accessibility and any other considerations relevant to the site;”

4.3.2 Policy CS5 – Managing the impact of growth and development

This policy states that “*The Council will manage the impact of growth and development in Camden. We will ensure that development meets the full range of objectives of the Core Strategy and other Local Development Framework documents, with particular consideration given to:*

a) providing uses that meet the needs of Camden’s population and contribute to the borough’s London-wide role;”

and

“*The Council will protect the amenity of Camden’s residents and those working in and visiting the borough by:*

e) making sure that the impact of developments on their occupiers and neighbours is fully considered;

f) seeking to ensure development contributes towards strong and successful communities by balancing the needs of development with the needs and characteristics of local areas and communities.”

4.3.3 Policy CS6 – Providing quality homes

This policy specifies that “*The Council will aim to make full use of Camden’s capacity for housing by:*

a) maximising the supply of additional housing to meet or exceed Camden’s target of 5,950 homes from 2007-2017,.....” and

“The Council will aim to minimise social polarisation and create mixed and inclusive communities across Camden by:

j) seeking a diverse range of housing products in the market and affordable sectors to provide a range of homes accessible across the spectrum of household incomes;

k) seeking a range of self-contained homes of different sizes to meet the Council’s identified dwelling-size priorities;

l) seeking a variety of housing types suitable for different groups, including families, people with mobility difficulties,....”

4.3.4 Policy CS11 – Promoting sustainable and efficient travel.

The policy states that *“The Council will promote the delivery of transport infrastructure and the availability of sustainable transport choices in order to support Camden’s growth, reduce the environmental impact of travel, and relieve pressure on the borough’s transport network.”*

And

“As part of its approach to minimising congestion and addressing the environmental impacts of travel, the Council will:

j) expand the availability of car clubs and pool cars as an alternative to the private car;

k) minimise provision for private parking in new developments, in particular through:

– car free developments in the borough’s most accessible locations and

– car capped developments;”

4.3.5 Policy CS14 – Promoting high quality spaces and conserving our heritage

This policy specifies that “The Council will ensure that Camden’s places and buildings are attractive, safe and easy to use by:

a) requiring development of the highest standard of design that respects local context and character;

b) preserving and enhancing Camden’s rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens;

c) promoting high quality landscaping and works to streets and public spaces;

d) seeking the highest standards of access in all buildings and places and requiring schemes to be designed to be inclusive and accessible;”

4.3.6 Policy CS19 – Delivering and monitoring the Core Strategy

“The Council will work with Camden’s Local Strategic Partnership and its other partners to deliver the vision, objectives and policies of this Core Strategy. We will:

b) use planning obligations, and other suitable mechanisms, where appropriate, to:

– support sustainable development,

– secure any necessary and related infrastructure, facilities and services to meet needs generated by development,

and

– mitigate the impact of development;”

4.4 Camden Development Policies 2010-2025

4.4.1 Policy DP5 – Homes of different Sizes

“The Council will contribute to the creation of mixed and inclusive communities by securing a range of self-contained homes of different sizes. We will:

a) seek to ensure that all residential development contributes to meeting the priorities set out in the Dwelling Size Priorities Table, including conversion of existing residential and non-residential floorspace;

b) expect a mix of large and small homes in all residential developments.

In considering the mix of dwelling sizes appropriate to a development, the Council will have regard to the different dwelling size priorities for social rented, intermediate affordable and market homes, and will take into account:

c) the character of the development, the site and the area, including the impact of the mix on child density;

d) site size, and any constraints on including homes of different sizes; and

e) the economics and financial viability of the site, including the demand for homes of different sizes.”

4.4.2 Policy DP6 - Lifetime homes and wheelchair housing

“All housing development should meet lifetime homes standards. 10% of homes developed should either meet wheelchair housing standards, or be easily adapted to meet them.

4.4.3 Policy DP17 – Walking, cycling and public transport

“The Council will resist development that would be dependent on travel by private motor vehicles.”

4.4.4 Policy DP 18 – Parking standards and limited availability of car parking

“For car free and car capped developments, the Council will:

a) limit on-site car parking to:

- spaces designated for disabled people,*
- any operational or servicing needs, and*
- spaces designated for the occupiers of development specified as car capped;*

b) not issue on-street parking permits; and

c) use a legal agreement to ensure that future occupants are aware they are not entitled to on-street parking permits.”

4.4.5 Policy DP 19 – Managing the impact of parking

“We will resist development that would:

a) harm highway safety or hinder pedestrian movement;

b) provide inadequate sightlines for vehicles leaving the site;

c) add to on-street parking demand where on-street parking spaces cannot meet existing demand, or otherwise harm existing on-street parking conditions;”

4.4.6 Policy DP 24- Securing high quality design

“The Council will require all developments, including alterations and extensions to existing buildings, to be of the highest standard of design and will expect developments to consider:

a) character, setting, context and the form and scale of neighbouring buildings;

b) the character and proportions of the existing building, where alterations and extensions are proposed;

c) the quality of materials to be used;

d) the provision of visually interesting frontages at street level;

- e) the appropriate location for building services equipment;*
- f) existing natural features, such as topography and trees;*
- g) the provision of appropriate hard and soft landscaping including boundary treatments;*
- h) the provision of appropriate amenity space; and*
- i) accessibility”*

4.4.7 Policy DP 25 – Conserving Camden’s heritage

“Conservation areas

In order to maintain the character of Camden’s conservation areas, the Council will:

- a) take account of conservation area statements, appraisals and management plans when assessing applications within conservation areas;*
- b) only permit development within conservation areas that preserves and enhances the character and appearance of the area;”*

4.4.8 Policy DP 26 – Managing the impact of development on occupiers and neighbours

“The Council will protect the quality of life of occupiers and neighbours by only granting permission for development that does not cause harm to amenity. The factors we will consider include:

- a) visual privacy and overlooking;*
- b) overshadowing and outlook;*
- c) sunlight, daylight and artificial light levels;*
- d) noise and vibration levels;*
- e) odour, fumes and dust;*
- f) microclimate;*
- g) the inclusion of appropriate attenuation measures.*

We will also require developments to provide:

- h) an acceptable standard of accommodation in terms of internal arrangements, dwelling and room sizes and amenity space;*
- i) facilities for the storage, recycling and disposal of waste;*

j) facilities for bicycle storage; and

k) outdoor space for private or communal amenity space, wherever practical.”

4.5 Bloomsbury Conservation Area (2011)

4.5.1 In relation to roof extensions, the Bloomsbury conservation area appraisal and management strategy states: *“The Conservation Area retains many diverse historic rooflines which it is important to preserve. Fundamental changes to the roofline, insensitive alterations, poor materials, intrusive dormers, or inappropriate windows can harm the historic character of the roofscape and will not be acceptable. Of particular interest are butterfly roof forms, parapets, chimneystacks and pots and expressed party walls.”*

4.5.2 Camden Planning Guidance CPG 1 (design) indicates that a roof alteration or addition is likely to be unacceptable in the following circumstances where there is likely to be an adverse effect on the skyline, the appearance of the building or the surrounding street scene:

- Buildings are part of a group where differing heights add visual interest and where a roof extension would detract from this variety of form;
- Where the scale and proportions of the building would be overwhelmed by additional extension.
- The building is designed as a complete composition where its architectural style would be undermined by any addition at roof level;

5.0 Planning Considerations

5.1 The proposed scheme has been designed to address the reasons for refusal for the previous planning application for two one bed flats for 25-26 Red Lion Street.

5.2 Refusal Reason 1 was that “the proposed development, by reason of its form, bulk and terminating height would result in harm to the character and appearance of the host building, the terrace of which it forms part and of this part of the Bloomsbury conservation area”.

5.3 The previous proposal retained the front parapet height, whilst increasing the terminating height of the pitched roof element to the front and vertical rear elevation to both buildings by 1m. As a result, the proposal required the removal of the central chimney stack.

5.4 The current planning application has resolved the previous design objections by retaining the line of the existing ridge along with the existing party walls and chimney stacks to both buildings. The roof extension is now canted back to prevent any views of the new roof plane from the street while retaining the original plane of the roof. Additionally, the profile of the roof extension to the rear has been changed to a mansard roof with traditional lead clad dormers and timber sash windows. This is a solution that is traditional within the conservation area and further reduces any visual impact to the rear.

5.5 The proposals add accommodation to the fifth floor, but the existing roof pitch screens the roof extension, which is set to the rear of the existing building. The scale of the building from the street is therefore unchanged. The existing staircase to the south of the site is extended to reach a landing that serves 1 new 2 bedroom flat.

5.5 The character, setting, context, form and scale of the existing building and its neighbouring buildings have been carefully considered in the design of the proposed development to ensure compliance with Policies CS14, DP 24 and DP25. Quality materials and finishes will be specified throughout.

5.6 Refusal Reason 2 was the “the proposed development, by reason of inadequate floorspace would result in substandard residential accommodation and be harmful to the amenities of future occupiers.”

5.7 The previous proposal was for two one bed flats. Although the Council accepts the need for dwellings of every size, Policy CS6 sets out Camden’s focus and priorities for provision of different dwelling sizes. The Dwelling Size Priorities Table identifies market homes with 1 bedroom of low priority.

5.8 This reason for refusal has been addressed by reducing the number of flats to one and proposing a two bed flat which is identified as a very high priority in Policy CS6 Dwelling Size Priorities Table.

5.9 The floor area of this flat exceeds the minimum flat size for a 2 bedroom flat and so accords with CPG 2 Housing. The Council’s space standards relate to the occupancy of the flat rather than the number of bedrooms. The proposal is to create a two bed flat of 75 sqm which will be in line with the requirements for 2 bed 4person unit.

5.10 Refusal Reason 3 was “the proposed development, in the absence of a legal agreement to secure car-free housing units, would fail to promote more sustainable and efficient forms of transport.”

5.11 The informative to the Refusal Notice indicated that this reason could be overcome by entering into a S106 planning agreement with the Council. It is proposed that a S106 agreement be entered into to deal with this point.

5.12 Refusal Reason 4 was “the proposed development, in the absence of a legal agreement to secure the submission and implementation of a Construction Management Plan, would be likely to contribute unacceptably to traffic disruption and dangerous situations for pedestrians, cyclists and other road users and would be detrimental to the amenities of the area generally”.

5.13 The informative to the Refusal Notice indicated that this reason could be overcome by entering into a S106 agreement with the Council. It is proposed that a S106 agreement be entered into to deal with this point.

6.0 Conclusions

6.1 The application is for the reconfiguration of the existing fourth floor and additions to the 5th floor to provide one additional 2 bedroom flat at 25-26 Red Lion Street, London WC1R 4PS. I

6.2 The building is located in the Bloomsbury Conservation Area and the design of the proposed extension has been considered in the light of all the design guidance set out in section 4 above.

6.3 The application has addressed all the issues which resulted in a refusal for a previous planning application on 9 January 2014.

6.4 The proposal, carefully designed and detailed, will preserve the character and appearance of the Conservation Area and accordingly merits Officer support and the grant of conditional planning permission.