

Mr. Jonathan Mole  
IBLA  
11 Wells Mews  
London  
W1T 3HD

Application Ref: **2015/3051/P**  
Please ask for: **Laura Hazelton**  
Telephone: 020 7974 **1017**

9 November 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted Subject to a Section 106 Legal Agreement**

Address:  
**25 - 26 Red Lion Street**  
**London**  
**WC1R 4PS**

Proposal:  
Erection of a roof extension at 4th floor level to provide one 2 bedroom flat and associated reconfiguration of existing extract duct to rear.

Drawing Nos: 774 P01, 774 P02A, 774 P03A, 774 P04, 774 P05, 774 P06, 774 P07, 774 P08A, 774 P09A, 1014 P10, 1014 P11, 1014 P12, 774 P13, 774 P14, Planning Statement dated September 2014, Design and Access Statement Revision B dated September 2014, Noise Impact Assessment Report reference 10191.NIA.01 dated 13/08/2013.

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 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP25 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: 774 P01, 774 P02A, 774 P03A, 774 P04, 774 P05, 774 P06, 774 P07, 774 P08A, 774 P09A, 1014 P10, 1014 P11, 1014 P12, 774 P13, 774 P14, Planning Statement dated September 2014, Design and Access Statement Revision B dated September 2014, Noise Impact Assessment Report reference 10191.NIA.01 dated 13/08/2013.

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

- 4 Noise levels at a point 1 metre external to sensitive facades shall be at least 5dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 10dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 5 Before the development commences on site, a Construction Management Statement (CMS) shall be submitted to and approved by the local planning authority in writing. The CMS shall provide detail and/or drawings in relation to:
  - a) The access arrangements for vehicles.
  - b) Details (including accurate scaled drawings) of any highway works necessary to enable construction to take place.
  - c) Parking and Loading arrangement of vehicles and delivery of materials and plant to the site.
  - d) Details of proposed parking bays suspensions and temporary traffic management orders.
  - e) Details of security hoarding required on the public highway.
  - f) The proposed site working hours including start and end dates.

- g) Details of any other measure designed to reduce the impact of associated traffic (such as the use of construction material consideration centres, measures to control dust and dirt and schemes for recycling/disposal of waste from demolition).
- h) Any other relevant information.

The construction of the development shall be carried out in full accordance with the CMS details thus approved.

Reason: To avoid obstruction of the surrounding streets and site and to safeguard amenities of adjacent premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP21 of the London Borough of Camden Local Development Framework Development Policies.

#### Informative(s):

##### 1 Reasons for granting permission

Due to the depth of the existing roof, the existing large dormers and the angle of the new section of roof, there would be limited views of the development from street level. Where the extension could be viewed, the proposal is considered to be a subordinate addition which would not harm the character or appearance of the host building or wider Bloomsbury Conservation Area. Although the host property and adjoining neighbour are positive contributors to the Conservation Area, they are not in a uniform terrace of buildings where the roofscape would be disrupted. There are minimal public views of the rear of the building, and the proposed mansard roof would appear as a more uniform and improved roof treatment than the current situation.

The proposal would create a 2 bedroom residential unit which is identified as very high priority and its floorspace would comply with both Camden's Planning Guidance and London Plan standards. The residential unit largely complies with the Lifetime Homes Criteria as possible within the confines of the existing host building; all habitable rooms have minimum headroom of 2.3m and would receive adequate levels of daylight. The standard of residential accommodation is therefore considered acceptable.

The proposed roof extension would not result in a materially harmful impact in terms of outlook, daylight and sunlight to surrounding residential occupiers. To the rear, it is acknowledged the existing size, scale and arrangement of No.26 somewhat overshadows its smaller neighbour No.27 and the proposal would not create any further harm in this respect. With regard to privacy, the introduction of new rooflights and dormer windows would not cause greater harm to the privacy of surrounding occupiers than the existing arrangement.

The site has a PTAL rating of 6b - excellent level of accessibility by public transport. The development should therefore be car-free, which will be secured by a S106 legal agreement. Although the proposal does not include provision for a cycle space, given the lack of external space and commercial uses at basement and

ground floor level, the constraints of the site indicate this requirement should be waived in this instance. The construction of the development may have some harmful impact on highway, transport and environmental conditions if not suitably controlled and thus a Construction Management Statement will be required by condition.

The submitted acoustic report demonstrates that the Council's noise standards are capable of being met, subject to standard conditions regulating noise and vibration levels.

No objections have been received. The site's planning history and relevant appeal decisions were taken into account when coming to this decision. Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies CS5, CS6 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, policies DP2, DP5, DP6, DP16, DP17, DP18, DP25, DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies, policies 3.5, 7.4, 7.6 and 7.8 of the London Plan Consolidated with Alteration 2015; and paragraphs 14, 17, 47, 49, 50, 56-66 and 126-141 of the National Planning Policy Framework.

- 2 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 are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 3 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 6941).
- 4 The Mayor of London introduced a Community Infrastructure Levy (CIL) to help pay for Crossrail on 1st April 2012. Any permission granted after this time which adds more than 100sqm of new floorspace or a new dwelling will need to pay this CIL. It will be collected by Camden on behalf of the Mayor of London. Camden will be sending out liability notices setting out how much CIL will need to be paid if an affected planning application is implemented and who will be liable.

The proposed charge in Camden will be £50 per sqm on all uses except affordable housing, education, healthcare, and development by charities for their charitable purposes. You will be expected to advise us when planning permissions are implemented. Please use the forms at the link below to advise who will be paying the CIL and when the development is to commence. You can also access forms to allow you to provide us with more information which can be taken into account in your CIL calculation and to apply for relief from CIL.

<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

We will then issue a CIL demand notice setting out what monies needs to paid when and how to pay. Failure to notify Camden of the commencement of development will result in a surcharge of £2500 or 20% being added to the CIL payment. Other surcharges may also apply for failure to assume liability and late payment. Payments will also be subject to indexation in line with the construction costs index.

Please send CIL related documents or correspondence to [CIL@Camden.gov.uk](mailto:CIL@Camden.gov.uk)

- 5 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.
- 6 The correct street number or number and name must be displayed permanently on the premises in accordance with regulations made under Section 12 of the London Building (Amendments) Act 1939.
- 7 You are reminded that this decision only grants permission for permanent residential accommodation (Class C3). Any alternative use of the residential units for temporary accommodation, i.e. for periods of less than 90 days for tourist or short term lets etc, would constitute a material change of use and would require a further grant of planning permission.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Ed Watson  
Director of Culture & Environment