

Ms Elizabeth Tweedale
Recursion Design Ltd
74 Kensington Park Road
London
W11 2PL

Application Ref: **2015/6354/P**
Please ask for: **Hugh Miller**
Telephone: 020 7974 **2624**

19 May 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:
2 The Lion
Britannia Street
London
WC1X 9JE

Proposal:

Variation of condition 3 of planning permission (2013/6916/P dated 17/11/2014); conversion to 8x self-contained flats plus 3-storey extension and mansard roof extension) new windows west elevation; access door; new rooflights; extract vents; louvred door to bin/ cycle storage.

Drawing Nos: Superseded: RD-1007-PA-PL001 RevA; RD-1007-PA-PL002 RevA; RD-1007-PA-PL003 RevA; RD-1007-PA-PL004 RevA; RD-1007-PA-PL005 RevA; RD-1007-PA-PL006 RevA; RD-1007-PA-EL001 RevA; RD-1007-PA-EL002 RevA; RD-1007-PA-EL003 RevA; RD-1007-PA-S001 Rev A; RD-1007-PA-S003 Rev A.

Approved: RD-1007-PS-PL001; RD-1007-PS-PL002; RD-1007-PS-PL003; RD-1007-PS-PL004; RD-1007-PS-PL005; RD-1007-PS-PL006 revC; RD-1007-PS-EL001; RD-1007-PS-EL002; RD-1007-PS-EL003revC; RD-1007-PS-EL004; RD-1007-PS-EL005; RD-1007-PS-SC001; RD-1007-PS-SC-003; RD-1007-PS-IM001; RD-1007-PA-S002 Rev A;

The Council has considered your application and decided to grant permission subject to the following condition(s):



Condition(s) and Reason(s):

- 1 For the purposes of this decision, condition no.3 of planning permission 2013/6916/P shall be replaced with the following condition:

REPLACEMENT CONDITION 3

The development hereby permitted shall be carried out in accordance with the following approved plans- [RD-1007-PS-PL001; RD-1007-PS-PL002; RD-1007-PS-PL003; RD-1007-PS-PL004; RD-1007-PS-PL005; RD-1007-PS-PL006 revC; RD-1007-PS-EL001; RD-1007-PS-EL002; RD-1007-PS-EL003revC; RD-1007-PS-EL004; RD-1007-PS-EL005; RD-1007-PS-SC001; RD-1007-PS-SC-003; RD-1007-PS-IM001; RD-1007-PA-S002 Rev A; EX-FF - 100 A; EX-FF - 101 A; EX-FF - 102 A; EX-FF - 103 A; EX-FF - 104 A; DEM - 000 A; DEM - 001 A; DEM - 002 A; DEM - 003 A; DEM - 004; EL - 110 A; EL - 111 A; EL - 112 A; SE - 113 A; SE - 114 A; SE - 115 A; DT-101; DT-102; S80 (01/11) Syntegra Consulting / Internal Daylight Analysis April 2014; Basement Impact Assessment, Eastwood & Partners 36131-001(2), September 2013; Aaran Acoustics, September 2013; Daylight & Sunlight Report, MES Energy Services, 16th October 2013; Design & Access Statement.].

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

Informative(s):

- 1 Reasons for granting permission:

Proposed amendments are: 1] new windows, new access door at rear (west elevation); 2] new rooflights; 3] louvred vents - door to bin/ cycle storage + ventilation extract vents, front (south elevation).

A limited number of external alterations are proposed to the 3-storey infill side extension at the front and rear elevations and at roof level to the main host building. At the rear, (west elevation) fixed obscured glazed casement windows at 1st and 2nd floor levels and new access door plus 2x side panels at 3rd floor level for maintenance purposes are proposed. The proposed new windows are of similar design and include materials matching those already approved and is considered acceptable. At the front, (south elevation) ground floor level, louvred vents will be added to the doors of the bin/ cycle storage space and directly above plus small extract vents on the upper floors. The vents would be visible but due to their relative small sizes and location is considered acceptable as they would not compromise the appearance of the host building. The rooflights are considered subordinate in scale and design; and preserves the character of the host building and the conservation area.

Amenity: - The proposed obscure glazed windows are fixed, improve day/sunlight to occupiers whilst safeguarding neighbour amenity. There would be no loss of day/sunlight or loss of privacy; and is considered acceptable.

The full impact of the scheme has already been assessed by virtue of the previous

approval granted on 17/11/2014 under reference number 2013/1669/P; (See NMA planning permission 2015/1264/P dated 30/3/2015). In the context of the permitted scheme, it is considered that the amendments would not have any further impact the building, street scene and Conservation Area or on nearby occupiers.

No objections have been raised in relation to the application. The application site's planning history and relevant appeal decisions were taken into account when coming to this decision. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 (CA's) 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 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.2, 7.4, 7.6 and 7.8 of the London Plan March 2015, consolidated with alterations since 2011; and paragraphs 14, 17 and 126-141 of the National Planning Policy Framework.

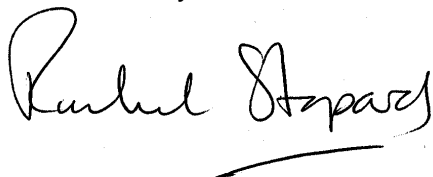
- 2 This approval under Section 73 of the 1990 Act effectively varying the relevant condition of the previous planning permission is subject otherwise to the same terms, drawings, conditions (and obligations where applicable) as attached to the previous planning permission. This includes condition 1 providing for a 3 year time period for implementation which for the avoidance of doubt commences with the date of the original decision (and not this variation).

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

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard
Director of Supporting Communities