

**LONDON BOROUGH OF CAMDEN
REPORT FOR DECISION UNDER DELEGATED POWERS**

Officer:- Jay Turner	Application Number(s):- PS 98 04 997 R2
Application Address 50c Red Lion Street	Drawing Numbers 01, 02, 03 dated 10.6.98 06 03, 04, 05 dated 5.1.99 and 10 10.11.98 letter dated
Signature - Area Team:- Susan Foster	Signature/Authorising Officer:- PLANNING MNS 1999

RECOMMENDATION AGREED
ON BEHALF OF THE COUNCIL

SITE DESCRIPTION:- This mixed use building behind properties in Red Lion Street and Princeton Street, + is accessed through an arch way in Red Lion Street. The building is used as a jewellery + ornate objects design studio with residential accommodation on upper floors.

PROPOSAL:- The erection of a roof extension and the insertion of ~~two~~ windows in the rear wall in connection with the use of the building as a mixed use design studio with existing residential accommodation.

RELEVANT HISTORY:-
none

RELEVANT POLICIES:-
Borough Plan -
UDP - EN 33 ENS 2 ENS 7
Others -

CONSULTATIONS:- Adjoining Occupiers Number Notified 26 No. of Responses 2 No. of Objections 0

CAAC/Local Groups Comments:- Bloomsbury - comment (not objection) concerned at quality of the drawings + detailed execution of the works. R1	Summary of Consultation Response:- Mr Benedikt concerned at loss of day light to 16 Princeton St. Objection with drawn 21.4.99 Agent for no 49 R.L.St + 7 L.C.Pas concerned to be assured no loss of access, that the Council wd pay regard to conservation issues, that clients issues wd not be
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adversely affected. These matters have been taken into account, therefore no objection.

ASSESSMENT:-

Rear The photos show the 3 story high old wall which faces the open area on L.C. St. Part of the wall is set back, away from the flats on Princeton St flats. It is proposed to put one large window in this wall (full height french window style) ^{+ mes made}. In the section of the old wall nearest to the flats two small windows is proposed, at 2nd + 1st floor.

It is considered that the resultant appearance of the old wall would not be harmed and that there would not be overlooking into the flats. The nearest windows are stairs windows of the flats.

Front The front elevation from the courtyard accessed from R.L. St wd not be affected by the proposals.

Centre of Roof At present there is a blank void behind the high rear wall. It is proposed to fill this in. No visual impact.

Impact on adjoining premises in the news/courtyard
The issues raised by agent on behalf of owner are not considered to give rise to any concerns.

RECOMMENDATION:-

F P C

~~Refuse for the following reasons:-~~
Approve subject to the following conditions:-

Conditions/Reasons for Refusal :-

1. C D 0 3
2. The railings ^{to the rear french doors at 2nd floor level} shall be black painted metal railings.
3. C D 1 3

Reasons for Conditions:-

1. D D 0 1
2. D D 0 1

Information:-

3. D D 0 1

CODING SHEET

Area Team: S NE / NW

Reg.No. : P 59804997

Address: 50c Red Lion Street, WCL

PRE REG: Y / N

Date of App: 22/10 Date Rec: 22/10

Copy

Application Type: TIFM

INCOMPLETE Y/N Reason(s):

COMPLETE (Formal Registration):

Date Reg: 22/10

Level of Decision: D / P

Case Officer: TJK Site Notice: Y / N Press Advt: Y / N

Departure: Y / N Weekly List Date: (as date inputted) ✓

FEE SCREEN: Payment Type: CHEQ / CASH Payer: AGNT / APPL / OTHR

Total Amount Req.: 95

Date Received: 22/10

Total Amount Rec.: 95

Receipt No.: P0034357

AGENT: See application form for details X

APPLICANT: Type: PR See application form for details ✓

LOCATION: See application form for details

Case File N15/13/A CA Area: B20 Ward: H0L

PROPOSED DEVELOPMENT: See application form for details

Proposal (if not as on application form see below or over)

Alter/extend:

Public Right of Way

Y / N
Y / N
Sq.m

Site Area =

Newspaper:

AMJ

New Building involved: Y / N

Demo.ind: Y / N

DOE Code: M1DW

ADVERT DETAILS: Newspaper Date: (as date inputted) ✓

Related Appl No. — Cert Type: 866A Cert Present Y / N

App.Signed Y / N No of Plans Req: 5 No.of Plans Rec: 5

LISTED BUILDING CODES: I II II*

NEIGHBOURS LETTERS: Y / N STANDARD CONSULTEES: Y / N

COMMENTS:

info - so is listed - so, 3G at back (17 LB consent required)
Jay - 11/11 think its listed but check with Police.
Also check HO's on site

NEIGHBOURHOOD CONSULTATIONS

ADDRESSES

ADDRESSES	E/R	K
20 Princton St		
16 BP G; Flats 1-3	4	1
18 BP B/G; A+B	3	2
20 omnium cont Flats 1-10	10	10
20 Lams Condent passage		
7 ^a BP 1/2; G;	2	1
20 Red Lion Street		
49 BP B/G; upper	2	1
49 BP	1	1
50 BP B/G; G/14; Flat C	3	2

} please
} check
} Menan
} my 10 flats
} Jan 19.2.99

new AO 10.12.98 3 weeks please
Community Housing Assn
100 Chalk Farm Road
London

NW1 8 EH 10/12/98 31/12/98

Total sent: 25+1 Date sent: 4/11/98 Replies due by: 25/11/98

STANDARD CONSULTATIONS

EXTERNAL:	Date sent	INTERNAL:	Date sent
Tick		Tick	
[]	/ /	[] Env. Health	/ /
[]	/ /	[] Traffic (ITRA)	/ /
[]	/ /	[] Forward Plan (IFPP)	/ /
[]	/ /	[] (CD)	4/11/98
[]	/ /	[]	/ /
[]	/ /	[]	/ /
[]	/ /	[]	/ /
[]	/ /	[]	/ /

Date ALL consultations complete by: 1/12/98