
Planning Statement

45-46 Red Lion Street WC1R 4PF



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1. Introduction and Summary

- 1.1. This statement has been prepared in support of planning and listed building consent applications for internal and external alterations to the existing five residential apartments with associated rear extension and replacement mansard roof to create four residential apartments.
- 1.2. It should be read in conjunction with:
 - Design & Access Statement
 - Heritage Statement
 - Draft Construction Management Plan
- 1.3. The reconfiguration and refurbishment of this Grade II listed building will bring the following benefits:
 - The restoration of the listed buildings
 - Improvements to the external elevations of the buildings
 - The provision of improved living accommodation
- 1.4. Pre-application advice was received from the Council on 25th November 2016 (ref. 2016/5400/PRE). It concluded:

“The principle of the loss of no.1 unit and proposed unit mix would not be objectionable in principle as it would lead to the formalisation of the current situation, benefits in conservation terms and would remain in accordance with policy DP2/DP5.

“Further work is however required in terms of the justification in heritage terms of the proposed replacement roof, internal layout and servicing. It is advised that the scale of the rear extension (particularly the height) is reduced as much as possible and that this addition is fully justified in the planning and heritage balance. It is also advised that the scheme is expanded to include the redesign of the dormer windows to no.45 as well as to include the replacement of the existing uPVC windows to the front elevation of this property as replacing these elements would significantly improve the appearance of the property within the conservation area as well as its architectural importance” (paras. 7.9 to 7.10).
- 1.5. The proposal responds to the advice given and accords with policy and guidance. As set out in paragraph 14 of the NPPF it should be granted planning permission and listed building consent.

2. Site Description

- 2.1. The site is a pair of Grade II Listed houses located in the Bloomsbury Conservation Area. The English Heritage Listing description is:

“Pair of terraced houses with ground floors now converted to a restaurant. Probably mid C18, refronted C19. No.45: yellow stock brick. Slated mansard roof with dormer. 3 storeys and attic. 2 windows. C20 restaurant ground floor; upper floors have gauged brick flat arches to recessed sashes. Parapet. No.46: grey brick with red brick dressings. Tiled roof with dormers. 3 storeys and attic. 3 windows. C20 restaurant ground floor; upper floors have gauged red brick flat arches to flush framed sashes with exposed boxing. Plain red brick band at 1st floor level. Projecting red brick cornice. INTERIORS: not inspected”.

- 2.2. The full listing and a comprehensive heritage assessment is included in the Heritage Statement.
- 2.3. The existing arrangement has a restaurant across the basement and ground floor. The upper floors contain five flats.
- 2.4. The existing unit mix / floorspace schedule is:

Flat 1	1 bed	25 m ²
Flat 2	1 bed	42.2 m ²
Flat 3	1 bed	31.1 m ²
Flat 4	1 bed	36.1 m ²
Flat 5	2 bed (duplex)	109.4 m ²

- 2.5. The flats are accessed by two doors either side of the restaurant. The door to the right leads to stairs to access flats 1 to 4. The door to the left leads to flat 5 only.
- 2.6. Flats 2 to 4 can only be accessed by passing through the middle of flat 1.
- 2.7. The building is generally in a very poor state of repair internally and externally as documented within the Design & Access and Heritage Statements.

3. Proposed Development

3.1. The description of development is:

“Internal and external alterations to the existing five residential apartments with associated rear extension and replacement mansard roof to create four residential apartments”.

3.2. The development will result in the loss of one sub-standard residential apartment and the provision of four residential apartments with a unit mix / floorspace schedule of:

Flat 1	3 bed / 5 person (triplex)	113 m ²
Flat 2	1 bed / 1 person	42 m ²
Flat 3	1 bed / 1 person	43 m ²
Flat 4	1 bed / 1 person	39 m ²

3.3. The physical alterations to the building are listed in the Heritage Statement at sections 3.3 and 3.4.

4. Assessment

4.1. The relevant policy documents are:

- The National Planning Policy Framework (2012) (NPPF)
- The London Plan (2016)
- The Core Strategy (2010)

4.2. Development Policies (2010) Camden Council also has Planning Guidance documents and the Bloomsbury Conservation Area Appraisal & Management Strategy (2011) which have been referred to.

Principle of development

4.3. Development Management policy DP2 states that the Council will act to minimise the loss of housing in the borough by resisting developments that would involve the net loss of two or more homes, unless the works would enable sub-standard units to be enlarged to meet residential space standards.

4.4. The existing apartments are all in need of refurbishment and have awkward layouts. Three of the apartments fall short of the minimum space standards set out in the London Plan. One of the apartments is split by the access corridor to two of the other apartments.

4.5. Policy DP5 identifies demand for two-bed apartments as very high priority and three-bed as medium priority.

4.6. The proposal will result in the loss of one sub-standard one bed apartment and the replacement of a two-bed apartment with a three bed-apartment.

4.7. The creation of the three-bed apartment is a result of closing off the opening between the two buildings at first floor level which is of heritage benefit.

4.8. The proposed apartments will meet the London Plan space standards and will provide more regular layouts. In light of this the pre-application advice says:

“The development is therefore not objectionable in principle”.

Design & Heritage

- 4.9. An assessment of the historical interest of the building is set out in detail in the Heritage Statement.
- 4.10. Policy DP24 sets out that development should consider the character, setting, context and the form and scale of neighbouring buildings, and the quality of materials to be used. Policy DP25 'Conserving Camden's Heritage' states that within conservation areas, the Council will only grant permission for development that 'preserves and enhances' its established character and appearance. In order to preserve or enhance the borough's listed buildings, DP25 additionally states that the Council will only grant consent for alterations or extensions to a listed building where it considers this would not cause harm to the special interest of the building; and will not permit development that it considers would cause harm to the setting of a listed building.
- 4.11. Design guidance (CPG1) states that when assessing proposals involving listed buildings, the Council will consider the impact of proposals on the historic significance of the building, including its features, such as:
- Original and historic materials and architectural features;
 - Original layout of rooms;
 - Structural integrity; and
 - Character and appearance. (para. 3.22)
- 4.12. The CPG continues to state that the Council would expect original or historic features to be retained and repairs to be in matching materials; and that proposals should seek to respond to the special historic and architectural constraints of the listed building, rather than significantly change them (para. 3.23).
- 4.13. The existing buildings are run-down, internally and externally, and in need of refurbishment and repair. The development will both preserve and enhance the historic fabric of the building through the retention and introduction of traditional design and materials. It will also redefine the distinction between the two buildings across the upper floors by closing the opening between the two at the first floor.
- 4.14. An early iteration of the proposal was put before planning and design officers of Camden Council who, were broadly supportive and gave constructive advice for improvements. That advice on design and heritage matters is summarised in the table below alongside the architectural responses. A full response is set out in the Design & Access Statement.

Camden advice	Architectural response
Replacement of roof at no.45 acceptable if evidence of age provided.	The roof is not original and is not old as shown by evidence provided in the Heritage Statement.
The bulk of the third floor rear extension should be reduced.	The extension eaves rise to the level of the railings of the next door terrace. A sloping roof above allows headroom to the bathroom within but reduces the bulk of the extension.
Replacement of uPVC windows is welcomed – double glazing must be justified with consideration of frame size, proportion and prominence of necessary features.	Traditional timber sash windows are used throughout.
Repairs, re-pointing and replacement tiles are welcome but details of repairs and evidence of requirement for replacement is required.	Traditional materials and methods are used throughout. Please refer to DAS and Heritage Statement for details.

Rear Courtyard Access

- 4.15. In reviewing the proposal following pre-application advice the door at the rear of the ground floor restaurant has been widened to allow better access into the courtyard. The existing access is mean and shabby. The wider door will give the opportunity for greater use of the courtyard by diners (subject to the necessary tables and chairs consents). Whilst this alteration did not form part of the pre-application submission it was noted on the site visit that there is an opportunity for greater use of the courtyard. This would have benefits for the character of the conservation area bringing life an activity to what is a largely forgotten corner.

Living standards

- 4.16. Policy DP26 seeks to protect the quality of life of occupiers and neighbours.
- 4.17. As noted earlier, the proposed apartments will meet London Plan space standards. They will be dual aspect and will receive a good amount of light. The apartments will be uniformly stacked avoiding noise pollution between sensitive rooms. It is not possible to provide any external amenity space.

- 4.18. With regards to the amenity of neighbours the pre-application advice says:

“Due to the siting and scale (particularly in following paras.6.12-6.15) of the proposed external alterations / extensions, it is not considered that the residential amenities of any neighbouring occupier would be detrimentally impacted upon. The proposed subdivision would not lead to an increase in the level of activity likely to be contained within the upper floors and thus the development is not considered to lead to a rise in noise or disturbance”.

- 4.19. The extract flue from the restaurant will be upgraded but new plant is not proposed as part of this application.

Transport

- 4.20. It is not possible to provide any internal, secure cycle storage.

- 4.21. A draft Construction Management plan is submitted with the application.

- 4.22. With regards to car parking the pre-application advice says:

“Although it is acknowledged that the property already features self-contained units and that the proposal would lead to a reduction of units, as the units would be formalised it is the officers opinion that the Council’s policies regarding transport would apply” (para. 6.37). .

- 4.23. It goes on to state that policy DP18 requires the development to be car free i.e. that future residents would be prevented from receiving parking permits for on-street car parking secured by s106 agreement.

- 4.24. The applicant disagrees with this position. Existing residents are able to apply for and receive permits for on-street parking. There will be a reduction in the number of units and so, theoretically, a reduction in on-street car parking. For these reasons it is difficult to construe how the Council’s position is a reasonable one.