

Address:	14 - 17 Red Lion Square London WC1R 4QH		1
Application Number:	2016/3635/P	Officer: Kate Henry	
Ward:	Holborn & Covent Garden		
Date Received:	30/06/2016		
Proposal: Change of use of Nos. 14-17 Red Lion Square from office use (Class B1a) to residential use (Class C3) to create 4x self-contained dwellings (3x 4-bed, 1x 5-bed); rebuilding of rear extensions; associated works			
Background Papers, Supporting Documents and Drawing Numbers 010 Rev. A; 011 Rev. A; 012 Rev. A; 013 Rev. A; 014 Rev. A; 015 Rev. A; 020; 021; 030 Rev. A; 031 Rev. A; 301 Rev. A; 120; 121; 122; 123; 124; 200; 201; 300 Rev. A; Planning Statement (dated 29 June 2016); Design & Access Statement (dated May 2016); Heritage Statement (dated June 2016); Room by Room Survey (dated May 2016); Flood Risk Statement and Drainage Strategy (dated December 2015); Outline Fire Safety Strategy (dated 11/12/2015); Sustainability and Energy Statement (dated May 2016); Acoustic Assessment (dated December 2015); Transport Statement (dated May 2016); Utilities and Servicing Statement (dated May 2016); Air Quality Assessment (dated December 2015); Affordable Housing Viability Report (dated June 2016).			
RECOMMENDATION SUMMARY: Grant conditional planning permission subject to a Section 106 Legal Agreement			
Related Application?	Listed building consent		2
Date of Application:	30/06/2016		
Application Number:	2016/5168/L		
Proposal: Various internal and external works in association with change of use from office use to residential use to create 4x self-contained dwellings			
Background Papers, Supporting Documents and Drawing Numbers 010 Rev. A; 011 Rev. A; 012 Rev. A; 013 Rev. A; 014 Rev. A; 015 Rev. A; 020; 021; 030 Rev. A; 031 Rev. A; 301 Rev. A; 120; 121; 122; 123; 124; 200; 201; 300 Rev. A; Planning Statement (dated 29 June 2016); Design & Access Statement (dated May 2016); Heritage Statement (dated June 2016); Room by Room Survey (dated May 2016); Flood Risk Statement and Drainage Strategy (dated December 2015); Outline Fire Safety Strategy (dated 11/12/2015); Sustainability and Energy Statement (dated May 2016); Acoustic Assessment (dated December 2015); Transport Statement (dated May 2016); Utilities and Servicing Statement (dated May 2016); Air Quality Assessment (dated December 2015); Affordable Housing Viability Report (dated June 2016)			
RECOMMENDATION SUMMARY: Grant conditional listed building consent			
Applicant:		Agent:	

C/o Agent	Nathaniel Lichfield & Partners 14 Regent's Wharf All Saints Street N1 9RL
-----------	--

### ANALYSIS INFORMATION

Land Use Details:			
	Use Class	Use Description	Floorspace
Existing	<i>B1a Business - Office</i>		<i>1811sqm</i>
Proposed	<i>C3 Dwelling House</i>		<i>1748sqm</i>

Residential Use Details:										
	Residential Type	No. of Bedrooms per Unit								
		1	2	3	4	5	6	7	8	9+
Proposed	<i>Flat/Maisonette</i>				3	1				

Parking Details:		
	Parking Spaces (General)	Parking Spaces (Disabled)
Existing	<i>0</i>	<i>n/a</i>
Proposed	<i>0</i>	<i>n/a</i>

## **OFFICERS' REPORT**

**Reason for Referral to Committee: Development which involves the making of an obligation or agreement under Section 106 of The Town and Country Planning Act 1990 that secures more than £50,000 of financial contributions [Clause 3.(iv)]; and development which involves any demolition of any listed building [Clause 3.(iii)]**

### **1. SITE**

- 1.1. Nos. 14-17 Red Lion Square are 4x adjacent terraced buildings on the southern side of Red Lion Square. The buildings date from circa 1686, but were altered and re-fronted in the early C19th. They are constructed with yellow stock brick with stucco ground floors. Each is 3 storeys tall with attics and basements. Nos. 14 and 15 have traditional mansard roofs with dormers at the front. The top storey at Nos. 16 and 17 is constructed with brickwork above a parapet wall. The properties have all been extended to the rear.
- 1.2. The buildings were originally designed as 4x individual houses but are currently in use as offices. Each building has its own entrance at street level, but all are linked internally at different levels of the building.
- 1.3. The buildings are all Grade II listed. The application site is within the Bloomsbury Conservation Area.

### **2. THE PROPOSAL**

2.1. Planning permission is sought for the following works:

- Change of use from office use (Class B1a) to residential use (Class C3) to create 4x self-contained dwellings (3x 4-bed, 1x 5-bed)
- Rebuilding of existing rear extensions on the party boundaries between Nos. 14 and 15 and between Nos. 16 and 17 to provide lifts.
- Creation of external rear courtyard at No. 14 by removal of existing lower ground floor kitchen
- Enlargement of external rear courtyards at Nos. 15, 16, 17 by removal of existing rear extensions and replacement with extensions of smaller footprint

2.2. Listed building consent is also sought for the following works:

- Internal alterations (including closing lateral links between separate buildings and erection of internal partitions)
- General refurbishment / repair works
- Installation of new heating system
- Replacement / new plant and services
- Installation of fire protection measures

### 3. RELEVANT HISTORY

#### No. 14

- 3.1. **2006/5587/L** - Works associated with the installation of a new ventilation system to the basement offices, including structural repairs - **Granted 05-03-2007**.
- 3.2. **2006/5585/P** - The installation of 2x air condenser units at rear ground floor level for the existing basement office ventilation system - **Granted 05-03-2007**.
- 3.3. **2006/1795/L** - Internal and external alterations to office building (Class B1) including alterations to windows at front and rear and installation of two new sash windows on side of the back addition at 1st and 2nd floors. - **Granted 08-06-2006**.
- 3.4. **2006/1790/P** - External alterations to office building (Class B1) including alterations to windows at front and rear and installation of two new sash windows on side of the back addition at 1st and 2nd floors – **Granted 08-06-2006**.
- 3.5. **8670061** - Alterations to the first floor including the fixing of a folding demountable partition in the front room - **Granted 02-07-1986**.

#### No. 15

- 3.6. **LS9704796** - Removal of internal partitions – **Granted 19-09-1997**.
- 3.7. **9470109** - Approval of details of new panelling and jib door pursuant to condition 03 of the Listed Building consent dated 07.03.94 – **Granted 13-05-1994**.
- 3.8. **9370232** - Alteration to 2nd floor rear room of No.16 to provide a connection through the party wall with No. 15 including provision of panelling to match existing walls and doors rerouting of downpipe on No. 16 and repair of cornice - **Granted 03-03-1993**.

#### Nos. 15 & 16

- 3.9. **2008/4814/L** - Internal alterations including formation of interconnecting doorway link through party wall at third floor level, with related new partitions and reinstatement of fittings, in association with the use of the third floor of No.16 as office use (Class B1) (previously ancillary residential accommodation) - **Granted 06-01-2009**.

#### No. 16

- 3.10. **9301401** (Cert of Law) - Application for Certificate of Lawfulness for existing use or development for class A2 office use in association with a firm of solicitors. - **Grant Established Use Certificate 04-02-1994**.

#### No. 17

- 3.11. **2003/1241/P** - The addition of 3 balconies to existing first floor windows to the front elevation - **Granted 08-10-2003**.
- 3.12. **2003/1639/L** - The addition of 3 balconies to existing first floor windows to the front elevation. - **Granted 08-10-2003**.
- 3.13. **PS9704008** – (Cert of Law) - use of third floor as offices (Class B1) - **Grant Cert. of Lawful Existing Use 01-05-1997**.

## 4. CONSULTATIONS

### Statutory consultees

- 4.1. *Historic England* - Does not wish to comment.

### Conservation Area Advisory Committee

- 4.2. *Bloomsbury CAAC* – No comments received (consultation period ended 17/10/2016).

### Local Groups

- 4.3. None

### Adjoining occupiers

<i>Number of letters sent</i>	114
<i>Total number of responses received</i>	0
<i>Number in support</i>	0
<i>Number of objections</i>	0

- 4.4. For the planning application, a site notice was displayed on 29/07/2016 (consultation expiry date 19/08/2016) and a notice was displayed in the local press on 05/08/2016 (consultation expiry date 26/08/2016).
- 4.5. For the listed building consent application, a site notice was displayed on 23/09/2016 (consultation expiry date 14/10/2016) and a notice was displayed in the local press on 30/09/2016 (consultation expiry date 21/10/2016).

## 5. POLICIES

### 5.1. LDF Core Strategy and Development Policies

#### LDF Core Strategy

CS1 Distribution of growth

CS3 Other highly accessible areas

CS5 Managing the impact of growth and development

CS6 Providing quality homes

CS8 Promoting a successful and inclusive Camden economy  
CS9 Achieving a successful Central London  
CS10 Supporting community facilities and services  
CS11 Promoting sustainable and efficient travel  
CS13 Tackling climate change through promoting higher environmental standards  
CS14 Promoting high quality places and conserving our heritage  
CS15 Protecting and improving our parks and open spaces and encouraging biodiversity  
CS16 Improving Camden's health and well-being  
CS17 Making Camden a safer place  
CS18 Dealing with our waste and encouraging recycling  
CS19 Delivering and monitoring the Core Strategy

#### LDF Development Policies

DP1 Mixed use development  
DP2 Making full use of Camden's capacity for housing  
DP3 Contributions to the supply of affordable housing  
DP5 Homes of different sizes  
DP6 Lifetime homes and wheelchair homes  
DP13 Employment sites and premises  
DP16 The transport implications of development  
DP17 Walking, cycling and public transport  
DP18 Parking standards and limiting the availability of car parking  
DP19 Managing the impact of parking  
DP20 Movement of goods and materials  
DP21 Development connecting to the highway network  
DP22 Promoting sustainable design and construction  
DP24 Securing high quality design  
DP25 Conserving Camden's heritage  
DP26 Managing the impact of development on occupiers and neighbours  
DP27 Basements and lightwells  
DP28 Noise and vibration  
DP31 Provision of, and improvements to, open space, sport and recreation  
DP32 Air quality and Camden's Clear Zone

## **5.2. Draft Camden Local Plan**

Last summer, the Camden Local Plan was formally submitted to the government for public examination. Following the public hearings, the Council is consulting on Main Modifications to the Local Plan. Following the Inspector's report into the examination, which is expected in early-mid April 2017, policies in the Local Plan should be given substantial weight. Adoption of the Local Plan by the Council is anticipated in June or July. At that point the Local Plan will become a formal part of Camden's development plan, fully superseding the Core Strategy and Development Policies, and having full weight in planning decisions.

The following policies are considered to be relevant:

G1 Delivery and location of growth  
H1 Maximising housing supply

H4 Maximising the supply of affordable housing  
H6 Housing choice and mix  
H7 Large and small homes  
E1 Promoting a successful and inclusive Camden economy  
E2 Employment premises and sites  
A1 Managing the impact of development  
A2 Provision and enhancement of open space  
A3 Protection, enhancement and management of biodiversity  
A4 Noise and vibration  
A5 Basements and lightwells  
D1 Design  
D2 Heritage  
CC1 Climate change mitigation  
CC2 Adapting to climate change  
CC3 Water and flooding  
CC5 Waste  
T1 Prioritising walking, cycling and public transport  
T2 Car-free development and limiting the availability of parking  
T4 Promoting the sustainable movement of goods and materials  
DM1 Delivery and monitoring

### **5.3. Supplementary Planning Policies**

#### Camden Planning Guidance (CPG)

CPG1 Design (2015)  
CPG2 Housing (2015)  
CPG3 Sustainability (2015)  
CPG5 Town centres, retail and employment (2013)  
CPG6 Amenity (2011)  
CPG7 Transport (2011)  
CPG8 Planning obligations (2015)

### **5.4. Bloomsbury Conservation Area Appraisal and Management Strategy (2011)**

### **5.5. Affordable Housing and Viability Supplementary Planning Guidance (SPG)**

## **6. STATUTORY PROVISIONS**

6.1. The statutory provisions principally relevant to the determination of these applications are:

6.2. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 ("the Listed Buildings Act").

6.3. Section 72(1) requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area when considering applications relating to land or buildings within that Area.

6.4. The effect of S.72 provides the statutory basis for a presumption in favour of preserving or enhancing the character and appearance of Conservation Areas. Considerable importance and weight should be attached to this presumption. A proposal which would cause harm should only be permitted where there are strong countervailing planning considerations to outweigh the harm. The NPPF provides guidance on the weight that should be accorded to such harm and in what circumstances such harm might be justified.

## **7. ASSESSMENT**

7.1. The principal considerations material to the determination of this application are summarised as follows:

- The principle of development / land use
- Affordable housing contribution
- Heritage considerations (listed buildings, conservation area)
- Dwelling mix
- Quality of residential accommodation;
- The impact on the visual and residential amenities of the occupiers of nearby and neighbouring residential properties
- Transport considerations
- Energy and sustainability and water
- Planning obligations and CIL

### **The principle of development / land use**

7.2. Policy CS8 seeks to safeguard existing employment sites and premises in the borough that meet the needs of modern industry and other employers, and Policy DP13 notes that the Council will retain land and buildings that are suitable for continued business use and will resist a change to non-business unless:

- a) *It can be demonstrated to the Council's satisfaction that a site or building is no longer suitable for its existing business use; and*
- b) *There is evidence that the possibility of retaining, reusing or redeveloping the site or building for similar or alternative business use has been fully explored over an appropriate period of time.*

7.3. The policy goes on to note that, when it can be demonstrated that a site is not suitable for any business use other than office (Class B1a), the Council may allow a change to permanent residential uses.

7.4. The Planning Statement which accompanies the application notes that the buildings were constructed over 300 years ago as part of a series of townhouses built as residential dwellings around Red Lion Square. They are part of a handful of properties which survived World War II bombing, and thus represent significant heritage assets in this part of the borough.

7.5. The Planning Statement notes that the buildings have been in office use for a considerable period of time. Due to historic alterations, they are currently arranged



in a complicated and piecemeal manner. It is possible to pass laterally through the buildings at different levels due to openings which have been created in the party walls. The existing layout has caused damage to the buildings. Due to internal partitions and new openings, the original hierarchy of the rooms and spaces has been lost. Furthermore, substantial loadings are placing strain on the building fabric.

- 7.6. The Design & Access Statement highlights ongoing problems with deflecting timber floor joists, due to the buildings being used for a use for which they were not designed. It notes that the property was likely built for a residential load of 1.5kN/m<sup>2</sup> while a typical modern office would be designed to 5kN/m<sup>2</sup> or even 7.5kN/m<sup>2</sup> (if heavy paper load, in particular filing cabinets are to be expected).
- 7.7. The Planning Statement notes that the combination of poor layouts in comparison to modern office standards, the inherent constraints of the listed buildings and the poor state of repair means that current tenants are occupying the buildings on short-term contracts and at low rents, which does not represent a sustainable rental model that an investor can be reasonably expected to maintain. Due to the existing condition of the buildings, the office space has often struggled to retain long-term tenants due to the lack of flexibility and the lack of efficiency in the building.
- 7.8. The Design & Access Statement also notes that almost every year carbon reduction commitments impose more demanding requirements, and that as of 1<sup>st</sup> April 2018, the Energy Act 2011 will make it illegal to let commercial properties with an EPC rating of F or G, including to existing lessees. Currently, No. 16 has an EPC rating of G, which is likely to be the same across all 4 properties. It would be disruptive and costly to adapt the buildings to comply with modern standards, which further calls into question the long-term viability of the buildings as commercial offices, especially because the required changes would result in higher rents which is likely to make the premises uncompetitive compared to others in the area.
- 7.9. The Planning Statement sets out 3 options, as follows: 1) office upgrade without undertaking remedial works to restore and protect the heritage asset; 2) office upgrade including remedial works to secure the long-term future of the heritage asset; 3) residential conversion to create 4x townhouses.
- 7.10. Of the above, the Planning Statement notes that Option 2 is not a viable option in relation to the alternatives, and that no reasonable investor would undertake Option 2 if they could instead undertake Option 1 (i.e. there is no incentive to repair and upgrade the heritage assets if one is retaining the office use). The Planning Statement goes on to note that, although Option 3 is the costliest, it is the most viable option for properly repairing the heritage asset and making good of the damage that has occurred.
- 7.11. As the office space is currently occupied, with low rental costs relative to other office space in the area, it is considered likely that there would be continued demand for the office space. However, whilst in the short-term it is likely that the buildings would attract interest from SMEs, there are heritage concerns to consider

(see heritage section), and it seems unlikely that the buildings will get the investment needed in the long-term from a heritage perspective. Based on the above, the loss of the office accommodation is judged to be acceptable, on balance. This is subject to planning obligations to mitigate against the loss of employment floor space (see Planning Obligations section).

7.12. Given that the loss of office space is considered to be acceptable, the principle of converting the buildings back to residential dwellings, as originally constructed, is welcomed, especially because housing is regarded as the priority land-use of the LDF, as outlined by Policies CS6 and DP2. It also remains a key priority in the emerging Local Plan.

7.13. The principle of development is considered to be acceptable, subject to the detailed considerations below.

### **Affordable housing contribution**

7.14. Policy DP3 requires all residential development with a capacity for 10 or more additional dwellings to make a contribution to the supply of affordable housing in the borough. The Council considers that a floor space of 1000sqm is capable of accommodating 10 family dwellings, and will expect all residential developments that would provide additional built residential floor space of 1000sqm or more to make a contribution to the supply of affordable housing.

7.15. In this case, the proposal would provide 1748sqm (GIA) of residential floor space and a contribution to the supply of affordable housing is therefore required.

7.16. The Council normally expects affordable housing contributions to be made on-site, but where it cannot practically be achieved on-site, the Council may accept off-site affordable housing or a payment-in-lieu. Policy DP3 notes that, in considering whether an affordable housing contribution should be sought, whether it can practically be made on-site, and the scale and nature of the contribution that would be appropriate, the Council will also take into account:

- a) access to public transport, workplaces, shops, services and community facilities;*
- b) the character of the development, the site and the area;*
- c) site size, and constraints on including a mix of market and affordable tenures;*
- d) the economics and financial viability of the development including any particular costs associated with it;*
- e) the impact on creation of mixed and inclusive communities; and*
- f) any other planning objectives considered to be a priority for the site*

7.17. The Planning Statement notes that the physical constraints of the site make it difficult to provide affordable housing on site by virtue of the expensive repair works required. It also refers to paragraph 3.30 of the LDF Development Policies which notes that, *“The Council recognises that where it seeks other planning benefits from a development or seeks to meet other planning objectives, this may limit the potential of a site to provide affordable housing... When negotiating the*

*proportion of affordable housing, the Council will have regard to other benefits arising from a proposal'.*

- 7.18. Due to the circumstances of the site, and the heritage benefits that would arise from the scheme, the Council would accept a payment-in-lieu, which would be pooled into an affordable housing fund and used to assist the provision of affordable housing elsewhere in the borough.
- 7.19. As noted above, the proposal would provide 1748sqm (GIA) of residential floor space, which represents 1841sqm GEA. Where a contribution to affordable housing is sought under Policy DP3, CPG8 requires a payment of £2650 per square metre multiplied by the on-site target for affordable housing (in this case 18%), which equates to 477sqm. The resultant figure for the payment in lieu of affordable housing is £878,157.
- 7.20. Paragraph 173 of the NPPF notes that pursuing sustainable development requires careful attention to viability and costs, and that to ensure viability the costs of any requirements likely to be applied to the development, such as requirements for affordable housing, should, when taking account of the normal cost of development and mitigation, provide competitive returns to a willing land owner and willing developer, to enable the development to be deliverable.
- 7.21. The initial submission sought to demonstrate, through a viability appraisal, that the scheme can only contribute £90,000 towards affordable housing. The applicant's appraisal has been independently reviewed by the viability consultant BPS. The initial review raised concerns over the current existing use value (EUV) and BPS considered that if a more accurate level of refurbishment costs were used the EUV should be lower. Following discussion and negotiation between BPS and the applicants, a baseline payment-in-lieu figure of £380,000 has been agreed.
- 7.22. Paragraph 2.92 of CPG2 notes that the Council should seek the maximum reasonable amount of affordable housing in negotiations. Many factors can have a significant impact on the maximum viable contribution to affordable housing, including changes to sales values, changes to build costs, changed specifications for materials and finishes and changes to the cost of finance. Significant changes to viability are likely between the grant of planning permission and commencement, and between commencement and completion of the development. In this case, due to the difficulties of estimating residential sales values in the area, a review mechanism is suggested to determine further contributions. The payment cap would be £498,157.
- 7.23. It has been agreed that the review mechanism should follow the format set out in the Mayor's Draft SPG on Affordable Housing and Viability (which is essentially additional value minus additional costs, the result is then multiplied by 0.6). The review can be depicted as follows:

$$\text{Development surplus} = ((A-B) - (C-D)) \times 0.6$$

Where:

A = Updated Gross Development Value (GDV)

B = GDV determined as part of the assessment of viability at application stage

C = Updated Build Costs

D = Build Costs determined as part of the assessment of viability at application stage

7.24. The applicant has requested that the review be carried out on a unit by unit basis and BPS are of the opinion that given that costs and values can be easily apportioned to the 4x units, this approach would be acceptable.

7.25. Overall, subject to securing the affordable housing contribution through the legal agreement, including the review mechanism, the proposal is considered to be acceptable in this respect.

### **Heritage considerations (listed buildings, conservation area)**

7.26. The application site is within the Bloomsbury Conservation Area, wherein the Council has a statutory duty to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area. The application buildings are all Grade II listed. The Council has a statutory duty to have special regard to the desirability of preserving a listed building(s) or its setting or any features of special architectural or historic interest which it possesses.

7.27. Nos. 14-17 Red Lion Square are the only houses remaining from Nicholas Barbon's original development of the Square in the 1680s, part of a phase of wider speculative town planning in this period drawing on Continental developments and of enormous significance for London. Though the houses have been re-fronted and much altered in the C19th and C20th, they appear to retain C17th cores and several retain parts of staircases, joinery and other decorative features from that period.

### *Internal alterations*

7.28. The proposal to convert the buildings back to single family dwellings will allow a range of heritage benefits, and this weighs strongly in favour of the development in considering whether it is appropriate to lose this amount of employment space (see section on the principle of development / land use).

7.29. In each of the buildings, modern suspended office ceilings, lighting, electrics and some low-quality decorative features such as coving will be removed, better revealing historic fabric, proportions and volumes. Where the new fire strategy requires additional protection between, for instance, staircases and habitable rooms, this is to be achieved by the addition of seals and the application of protective fire-proof coatings to retained historic panelled doors, which is an acceptable method of upgrading protection without harm to or loss of historic fabric. A suitable planning condition is suggested to ensure that the works to all windows and doors are agreed in writing with the Council prior to the commencement of work and are carried out to a suitably high standard.

- 7.30. Closing up the gaps between the separate buildings will be of great benefit in terms of the reinstatement of the original means of access and circulation sequences. This will be of significant benefit for appreciation of the houses' special interest. Two such connections will be closed-up at first-floor level, three at second-floor level and two at third-floor level. This reassertion of the original party walls will bring great benefit in allowing appreciation of the significant original plan form and volumes.
- 7.31. At basement level, four openings, each between the front and rear rooms, will be closed up to restore the original circulation sequence off the main stairwell. In the front rooms of Nos. 15 and 17, modern partitions will be taken down to restore the single original volumes. Some steel columns in the front room of No. 15 are to be retained to avoid any structural damage to the listed building, while plasterboard boxing around the chimneybreast will be stripped back to reveal the original feature. The floor in the front room of No. 17 will be raised to align with the rest of the floors at this level, by construction above the existing, with no decorative features of interest remaining to be thus disturbed.
- 7.32. At ground-floor level, other than the general strip-out of modern additions, the only alterations to plan form are to be in the rear room of No. 17, where a modern partition will be removed to restore the historic room volume.
- 7.33. At first floor level, single modern partitions will be removed from the front rooms in Nos. 15 and 17, restoring these original volumes, and in Nos. 15 and 16, double-pane openings between the front and rear rooms which have been reduced in size to take single doors will be enlarged once more without any additional loss of historic fabric. In each of the rear rooms on this floor, kitchen-dining rooms will be fitted, with new joinery and units arranged to sit away from historic corner chimney breasts.
- 7.34. At second floor level, an alcove cupboard will be removed from the front room of No. 15, better revealing the chimney breast. A partition will be removed from the rear room of No. 16 restoring the historic volume of this room, and one partition from the front room will be modified, with another two retained, with the modern spaces here repurposed to serve as wardrobe and ensuite spaces, with no additional harm to fabric or plan form. In the front and rear rooms of No. 17 there are several unsympathetic modern partitions at this level, and all will be removed to restore the two historic room volumes, the rear of which will be partitioned again with a lightweight studwork wall arranged laterally, unlike the existing, to sit well away from windows and to create a wardrobe and ensuite. This single new partition will leave the historic room no more disrupted than at present.
- 7.35. The third floor levels of Nos. 14 and 15 are non-historic roof extensions, in which there are no historic finishes or decorative features. By contrast, in Nos. 16 and 17, the third floor accommodation is original to the buildings. In No. 14, the currently un-partitioned space will be divided with lightweight studwork partitions to provide bedrooms and ensuites. In No. 15, some of the modern partitions, which were arranged to provide passage through the party wall into No. 16, will be altered or removed to allow similar partitioning for bedrooms and ensuites. In No. 16 an historic lateral wall survives and will not be altered, though some minor

modern partitions will be moved to better provide for accommodation. In No. 17, one partition from the rear room will be removed to restore this volume, while other modern partitions around the staircase will be altered to provide a clearer sequence of spaces off the historic staircase.

#### *External works - Rear extensions*

7.36. Externally, a significant alteration is the replacement of the existing C20th rear extensions, one shared by Nos. 14 and 15, the other by Nos. 16 and 17, which were built to facilitate the buildings' conversion to office use. It is proposed to reconstruct these extensions as lift shafts to serve the separate houses, incorporating existing non-historic fabric where possible, repurposing the existing connections made through the historic rear elevations to give access into the lifts.

7.37. The lifts themselves do not benefit the listed building; however, their addition in this manner involves no additional harm to the buildings' fabric, save for some limited intervention in the fabric already disturbed by their erection, nor to the special interest of their plan form and original circulation sequence, since they will be associated with but concealed from the historic staircases and outside the historic volume of the building.

7.38. The reconstructed extensions will have no windows, which would serve to better distinguish them as modern additions to the historic rear elevations, than the existing extensions. The extension to the rear of Nos. 16 and 17 will be taller than the existing, to accommodate the lift overrun. However, it will not interfere physically with the staircase window between second and third floor levels.

#### *Summary*

7.39. In summary, it is considered that the conversion and new interventions have been carefully considered to minimise any alterations to historic fabric and to maximise chances to reverse unsympathetic modern interventions. The proposals have been informed by careful and conscientious study of the existing fabric. The only fabric to be removed seems in every case to have been inserted in connection with the buildings' conversion to office use, and as such is modern and of no historic or architectural interest. The proposals bring great heritage benefits in the reinstatement of original room volumes and circulation sequences, and repairing and better revealing the high-quality historic fabric of these buildings, including parts of their C17th cores.

7.40. The benefits accrued are sufficient to offset instances where existing modern interventions are to be replicated or not reversed, such as in the retained and reconstructed lift shafts. There is no residual harm proposed to the special interest of the listed buildings as a result of the proposals; on the contrary, there are several proposals which will bring real heritage benefit. Furthermore the proposed external alterations proposed would not harm the character and appearance of the wider conservation area. The proposals are therefore considered to be acceptable in this respect.

- 7.41. Suitable planning and listed building consent conditions are suggested to ensure that detailed drawings of specified internal features, and also of windows, and samples of materials are submitted to and agreed in writing with the Council prior to the relevant part of works commencing. This will ensure that the quality of works will be satisfactory.

### **Dwelling mix**

- 7.42. Policy CS6 seeks to secure mixed and inclusive communities and a range of self-contained homes of different sizes, and Policy DP5 helps to implement this element of the policy by seeking to ensure that all residential development contributes to meeting the priorities set out in the Dwelling Size Priorities Table (DSPT); and by expecting a mix of large and small homes in all residential development. The DSPT indicates that, for market housing, dwellings with 4 or more bedrooms have medium priority, and the DSPT aims for market housing schemes to provide at least 40% 2-bed units.
- 7.43. In this case, the proposal would provide 3x 4-bed dwellings and 1x 5-bed dwelling, and therefore it does not contribute to the priorities of the DSPT, or accord with the aims of Policy DP5. Nevertheless, the proposal seeks to restore the buildings to their original use as 4x large family dwellings and, from a heritage perspective, the proposal represents the most appropriate use of the buildings. As such, the proposal is considered to be acceptable in this respect.

### **Quality of residential accommodation**

- 7.44. Policy DP26 requires new development to provide an acceptable standard of accommodation in terms of internal arrangements, dwelling and room sizes and amenity space; facilities for the storage, recycling and disposal of waste; facilities for bicycle storage; and private outdoor amenity space.
- 7.45. Insofar as the buildings would be restored to their original use, it is considered that they would provide a high standard of accommodation for future occupiers.
- 7.46. The sizes of the dwellings would far exceed the Government's current technical housing standards and the internal arrangements and room sizes are all very generous, as they reflect the typical layout of C17th dwellings of this style.
- 7.47. The dwellings would all be provided with lifts, installed in the modern extensions at the rear. The Design & Access Statement notes that this will benefit disabled or elderly occupiers.
- 7.48. All the units would benefit from generous amounts of in-built storage, which is welcomed. Waste and recycling storage will be accommodated in the front lightwells. Cycle parking is provided within each dwelling at lower ground floor level.
- 7.49. Each dwelling would have a small amount of private amenity space at the rear, in the form of the rear courtyards, and the roof terrace at No. 14. Whilst the

courtyards are not particularly large for the dwellings which they would serve, and they are adjacent to a car-park, which may reduce their attractiveness for future users, the lack of proper gardens to serve the dwellings is considered to be acceptable on the basis that the dwellings face onto Red Lion Gardens, a public park. Bloomsbury Square and Russell Square are also within walking distance of the application site.

7.50. Overall, the proposal is considered to be acceptable in this respect.

**The impact on the visual and residential amenities of the occupiers of nearby and neighbouring residential properties**

7.51. Policy CS5 seeks to make sure that the impact of developments on their occupiers and neighbours is fully considered. Policy DP26 notes that 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 to consider include: visual privacy and overlooking; overshadowing and outlook; sunlight, daylight and artificial light levels; noise and vibration levels; odour, fumes and dust; microclimate; and the inclusion of appropriate attenuation measures.

7.52. The application site is surrounded by a mixture of land uses. There are residential units in the block of flats to the east of the application site (Brampton House); there are residential units to the west of the application site (in Halsey House, at 13 Red Lion Square and along Dane Street); and there are residential units to the south of the application site (in Beckley, on Eagle Street, and also further to the east on Eagle Street). To the north is Red Lion Gardens public park.

*Privacy and overlooking*

7.53. CPG6 (Amenity) notes that there should normally be a minimum distance of 18 metres between the windows of habitable rooms of different units that directly face each other to prevent overlooking. In this case, there would be at least 20 metres between the rear-facing windows on the newly created dwellings and the residential building to the south, which is considered to be acceptable.

7.54. There is a side-facing window at first-floor level at No. 16, which would serve a utility room in the rear projection. Whilst views would be available from this window towards No. 17, such views would be largely interrupted by the lift extensions to serve Nos. 16 and 17. As such, it is not considered to be necessary to require this window to be fitted with obscure glazing.

7.55. No. 14 would have a first floor roof terrace at the rear, which would be 16 metres away from the residential building to the south, and within 3.3 metres of the residential building to the west. The roof terrace already exists; however, it may be more frequently used (i.e. outside of normal office hours) following the conversion of the building to residential. In order to prevent undue overlooking into the properties to the west it is recommended to attach a planning condition to any permission granted to ensure that details of a privacy screen along the western edge of the roof terrace are submitted to and approved in writing by the Council



prior to the commencement of development, and that the approved screen is fully installed prior to the first occupation of this dwelling.

#### *Outlook / Daylight and Sunlight / Overshadowing*

- 7.56. Although the existing rear extensions would be replaced, the replacement extensions would have a similar footprint and form to the existing, and although the extension to the rear of Nos. 16 and 17 would be slightly taller, the increase in height only amounts to 1.3 metres. Overall, it is not considered that the proposal would cause undue harm to the outlook of nearby and neighbouring properties, or cause any undue loss of light or overshadowing.
- 7.57. There are no other external works proposed that would cause undue harm to nearby and neighbouring properties in terms of outlook, daylight and sunlight or overshadowing.

#### *Noise / general disturbance*

- 7.58. It is not considered that the change of use of the building from office use to residential use would cause undue harm to nearby and neighbouring properties, particularly because the application site is within an area characterised by a mixture of uses, including other residential uses.
- 7.59. As already noted, the roof terrace at No. 14 may be used more often and at different times; however, it is not considered that this would generate harmful levels of noise sufficient to warrant a refusal of the application on this basis.
- 7.60. Given the nature of the proposed works, it is not considered to be necessary to seek the submission of a Construction Management Plan (CMP) through the legal agreement.

#### *Light pollution*

- 7.61. The proposal is unlikely to cause unacceptable light pollution or spillage. In fact, the number of windows on the rear elevation is reducing as the extensions to house the lifts would not have windows.
- 7.62. Overall, the proposal is considered to be acceptable in this respect, subject to the suggested condition.

#### **Transport considerations**

- 7.63. Policy DP18 expects new development to provide the minimum necessary car parking provision. The Council generally expects development to be car-free in the Central London Area and other areas within controlled parking zones (CPZ) that are easily accessible by public transport. The application site has a Public Transport Accessibility Level (PTAL) of 6b (the highest rating), and is within Holborn & Covent Garden CPZ (CA-C). No car parking is proposed and the legal agreement will secure car-free housing (i.e. future occupiers will not be able to apply for on-street parking permits).

- 7.64. The London Plan 2016 requires 1x cycle space per studio or 1-bed flat and 2x spaces for all other dwellings, which equates to a requirement of 2x cycle parking spaces per dwelling. It is proposed to locate cycle parking externally, at lower ground floor level and some facilities would use a vertical parking system. CPG7 guides that cycle parking should be located internally and close to the entrance and the route from the street should be step-free, or if level access is not available, the cycle parking must be accessible via a ramp or lift that is adequate enough in size to accommodate a bicycle. Cycle stores need to be covered, secure and fully enclosed and they need to be of sufficient dimensions to allow access and egress to them easily and comfortably with bicycles. Vertical systems are not acceptable and not CPG7 compliant.
- 7.65. Whilst the proposed cycle parking does not accord with guidance, it is clear that there is sufficient room for 2x cycles within each dwelling and, given the constraints of the buildings, it would not be reasonable to require fully compliant cycle parking in this case. As such, the proposal is considered to be acceptable in this regard.
- 7.66. Although the applicant has provided a draft CMP, it is not considered to be necessary to secure this through a legal agreement, due to the nature of the works.
- 7.67. Policy DP21(j) notes that the Council will expect works affecting highways to repair any construction damage to transport infrastructure or landscaping and reinstate all affected transport network links and road and footway surfaces following development. The proposed works may lead to damage to the footways and carriageways directly adjacent to the site. A financial contribution towards highways works required as a result of development will therefore be secured by the legal agreement.

### **Energy and sustainability and water;**

- 7.68. Policy CS13 notes that the Council will require all development to take measures to minimise the effects of, and adapt to, climate change and the policy encourages all development to meet the highest feasible environmental standards that are financially viable during construction and occupation. Policy DP22 requires development to incorporate sustainable design and construction measures and it requires the incorporation of green or brown roofs, wherever suitable.
- 7.69. A Sustainability and Energy Statement has been submitted with the application, which describes viable measures that will be implemented through development design to maximise the energy efficiency of the development. The statement notes that, due to the listed status of the buildings, it will be difficult to achieve the targets set out in the London Plan; however, it will be possible to improve efficiency levels beyond existing levels. The applicant has confirmed that the estimated carbon saving for the proposal is 13.4%, which is below the target of 20%.

- 7.70. In response to queries from the Council's Sustainability Officer, the applicant has noted that they have considered possible fabric improvements and looked at the options to upgrade the windows/glazing and loft insulation, but that the listed status of the building restricts what can be done; for example, it isn't possible to change the glazing on the windows from a heritage perspective as this would detrimentally affect their outward appearance. However, the applicant has confirmed that they will be introducing effective draught proofing measures to doors/windows and additional loft insulation can be included as this improvement could be made without negative impact on the historic buildings. This is considered to be acceptable.
- 7.71. The applicant has noted that they do not feel that the development lends itself to solar PV panels due to the listed status and the fact the application site is within a conservation area. On the basis that any solar PV panels would be visible from neighbouring properties and/or in the public realm, this is considered to be an acceptable approach.
- 7.72. The proposal would not provide any green roofs, as required by Policy DP22; however, on the basis that there are very few flat roofs at the properties, this is considered to be acceptable, particularly due to their listed status.
- 7.73. The applicant has noted that it is not feasible to provide SUDs on site; however, the proposed development would not increase the rate or volume of surface water runoff from the site, which follows the general principles of sustainable surface water management. This is considered to be acceptable.
- 7.74. The applicant has noted that it would be difficult, if not impossible, to achieve BREEAM Excellent. Again, this is considered to be acceptable due to the heritage constraints.
- 7.75. A suitable planning condition can ensure that the development is carried out in accordance with the measures outlined in the Sustainability and Energy Statement.
- 7.76. Policy DP23 requires developments to reduce their water consumption, pressure on the combined sewer network and the risk of flooding. A suitable planning condition can ensure that the development will be capable of achieving a maximum internal water use of 105 litres a day (plus an additional 5 litres for external water use).
- 7.77. Overall, subject to the suggested conditions, the application is considered to be acceptable in this respect.

### **Planning obligations and CIL**

- 7.78. CPG8 requires that, in circumstances where the loss of employment use can be expected to result in a reduction of job opportunities for Camden residents, developers may be required to contribute towards measures which create or promote opportunities for employment or training of local people. A contribution will be sought in cases where the net loss of employment space is 500sqm or more;

where the building is occupied by a commercial tenant or has only recently been vacated; and if it meets relevant policy and legal tests.

7.79. This development, which would result in the loss of 1811sqm of business floor space, would be liable for a contribution of £138,746.35, which would be secured by the legal agreement. The breakdown of the costs is shown in the table below:

Gross employment space lost (sqm) / 12sqm (space requirement per full time employee = full time job lost	1811 / 12sqm = 151
No. of jobs lost which would be expected to be filled by Camden residents	151 x 23% = 34.73
Full time jobs lost x 23% (% of Camden residents in the workforce)	
Cost of retraining and supporting number of Camden residents who would be expected to be employed in former use	<b>£138,746.35</b>
35 x £3,995 (cost to provide training per employee)	

7.80. CPG8 also notes that the Council will encourage developers to recruit from Camden's resident population for construction related jobs. The legal agreement will secure a local employment, skills and local supply plan to deliver the following requirements:

- The applicant should work to CITB benchmarks for local employment when recruiting for construction-related jobs, as per clause 8.28 of CPG8.
- The applicant should advertise all construction vacancies and work placement opportunities exclusively with the King's Cross Construction Skills Centre for a period of 1 week before marketing more widely.
- The applicant should provide a specified number (to be agreed) of non-construction work placement opportunities of not less than 2 weeks each, to be undertaken over the course of the development, to be recruited through the Council's King's Cross Construction Skills Centre.
- If the build costs of the scheme exceed £3 million the applicant must recruit 1 non-construction apprentice per £3million of build costs, and pay the council a support fee of £1,700 per apprentice as per clause 8.17 of CPG8. Recruitment of construction apprentices should be conducted through the Council's King's Cross Construction Skills Centre.
- If the value of the scheme exceeds £1 million, the applicant must also sign up to the Camden Local Procurement Code, as per section 8.19 of CPG8

7.81. Although the proposal would involve the creation of 4x new dwellings, because there would be a net reduction in floor space, the proposal would not be liable for CIL.

## 8. CONCLUSION

8.1. The principle of the change of use from offices to residential use is considered to be acceptable, particularly because the buildings were originally constructed as dwellings, and there are lots of heritage benefits to their restoration. It is considered that the proposal would preserve the listed buildings, their settings and any features of special architectural or historic interest which they possess. Furthermore, the proposal would preserve and enhance the character and appearance of the Bloomsbury Conservation Area. The quality of residential accommodation for future occupiers is considered to be high and it is not considered that the proposal would cause undue harm to the visual and residential amenities of nearby and neighbouring occupiers. The transport impacts of the development are judged to be acceptable and the development would incorporate sustainable design and construction measures. The proposal would also make a financial contribution towards affordable housing elsewhere in the borough.

## 9. LEGAL COMMENTS

9.1. Members are referred to the note from the Legal Division at the start of the Agenda.

9.2. Planning Permission is recommended subject to a S106 Legal Agreement covering the following Heads of Terms:-

- Affordable housing contribution (£380,000)
- Affordable housing viability review for a deferred payment in lieu of on-site affordable housing shortfall capped at £498,157
- Car-free housing
- Highways contribution (£12,778.82)
- Local Employment and Training contribution (£138,746.35)
- Local employment, skills and local supply plan

Condition(s) and Reason(s): **2016/3635/P**

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 The development hereby permitted shall be carried out in accordance with the following approved plans: 010 Rev. A; 011 Rev. A; 012 Rev. A; 013 Rev. A; 014 Rev. A; 015 Rev. A; 020; 021; 030 Rev. A; 031 Rev. A; 301 Rev. A; 120; 121; 122; 123; 124; 200; 201; 300 Rev. A.

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

3 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

- a) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and sample panels of those materials (to be provided on site);
- b) Elevation and section drawings at 1:10 with glazing bar details and moulding profiles at 1:2 of any replacement windows.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: To safeguard the special architectural or historic interest of the building 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 and Policies D1 and D2 of the Camden Local Plan Submission Draft 2016.

4 Prior to the commencement of development, details of a privacy screen along the western boundary of the first floor roof terrace at No. 14 Red Lion Square, to prevent unacceptable overlooking between different residential units, shall be submitted to and agreed in writing with the Local Planning Authority. The screen thereby approved shall be installed prior to the first occupation of No. 14 Red Lion Square as a residential dwelling and shall be retained in perpetuity.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies and Policy A1 of the Camden Local Plan Submission Draft 2016

5 The works hereby approved shall be carried out in accordance with the methods outlined in the submitted Sustainability and Energy Statement (dated May 2016).

Reason: In order to secure energy and resource efficiency measures in accordance policies CS13 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies and Policies CC1, CC2, CC3, CC4, CC5 of the Camden Local Plan Submission Draft 2016.

6 The development hereby approved shall achieve a maximum internal water use of 105 litres/person/day. The dwelling/s shall not be occupied until the Building Regulation optional requirement has been complied with.

Reason: To ensure the development contributes to minimising the need for further water infrastructure in an area of water stress in accordance with Policy CS13 of the London Borough of Camden Local Development Framework Core Strategy and Policies DP22 and

DP23 of the London Borough of Camden Local Development Framework Development Policies and Policy CC3 of the Camden Local Plan Submission Draft 2016.

7 All non-Road mobile Machinery (any mobile machine, item of transportable industrial equipment, or vehicle - with or without bodywork) of net power between 37kW and 560kW used on the site for the entirety of the [demolition and/construction] phase of the development hereby approved shall be required to meet Stage IIIA of EU Directive 97/68/EC. The site shall be registered on the NRMM register for the [demolition and/construction] phase of the development.

Reason: To safeguard the amenities of the adjoining occupiers, the area generally and contribution of developments to the air quality of the borough in accordance with the requirements of Policies CS5 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and Policies DP32 and DP22 of the London Borough of Camden Local Development Framework Development Policies and Policy CC4 of the Camden Local Plan Submission Draft 2016.

Informative(s):

1 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.

2 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.

3 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 Noise and Licensing Enforcement Team, 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.

4 You are advised that Section 44 of the Deregulation Act 2015 [which amended the Greater London Council (General Powers) Act 1973)] only permits short term letting of residential premises in London for up to 90 days per calendar year. The person who provides the accommodation must be liable for council tax in respect of the premises, ensuring that the relaxation applies to residential, and not commercial, premises.

Conditions And Reasons: **2016/5168/L**

1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2 The development hereby permitted shall be carried out in accordance with the following approved plans: 010 Rev. A; 011 Rev. A; 012 Rev. A; 013 Rev. A; 014 Rev. A; 015 Rev. A; 020; 021; 030 Rev. A; 031 Rev. A; 301 Rev. A; 120; 121; 122; 123; 124; 200; 201; 300 Rev. A.

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

3 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

- a) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and sample panels of those materials (to be provided on site);
- b) Elevation, plan and section drawings at 1:2 or 1:10 as appropriate of all doors, fireplaces, cornices and skirting (providing the context of the walls / any joinery in which they are set);
- c) Elevation, plan and section drawings at 1:2 or 1:10 as appropriate of risers, bulkheads, and any new pipe or wire runs which require notching of joists (providing the context of the walls, floor structure or any joinery in which they are set);
- d) Elevation and section drawings at 1:10 with glazing bar details and moulding profiles at 1:2 of any replacement windows.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: To safeguard the special architectural or historic interest of the building 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 Policy DP25 of the London Borough of Camden Local Development Framework Development Policies and Policy D2 of the Camden Local Plan Submission Draft 2016.

4 Any fireplaces, stoves, cornicing, skirting, panelling or joinery exposed once works are commenced and not explicitly identified and labelled for retention or removal within the drawings hereby approved shall be retained in situ for inspection by the Council's Conservation Officer.

Reason: To safeguard the special architectural or historic interest of the building in accordance with the requirements of Policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and Policy DP25 of the London Borough of Camden Local Development Framework Development Policies and Policy D2 of the Camden Local Plan Submission Draft 2016.



5 No lath and plaster ceiling- or wall-fabric, and no timber panelling shall be removed, except where removal has been explicitly indicated on the drawings hereby approved.

Reason: To safeguard the special architectural or historic interest of the building in accordance with the requirements of Policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and Policy DP25 of the London Borough of Camden Local Development Framework Development Policies and Policy D2 of the Camden Local Plan Submission Draft 2016.

6 All new external and internal works and finishes and works of making good shall match the existing work adjacent in respect of materials used, detailed execution and finished appearance, except where indicated otherwise on the approved drawings hereby approved or as required by any condition(s) attached to this consent.

Reason: To safeguard the special architectural or historic interest of the building 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 Policy DP25 of the London Borough of Camden Local Development Framework Development Policies and Policy D2 of the Camden Local Plan Submission Draft 2016.

Informative(s):

1 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.

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 Noise and Licensing Enforcement Team, 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.



**Application No: 2016/3635/P & 2016/5168/L**

**14 - 17 Red Lion Square  
London, WC1R 4QH**

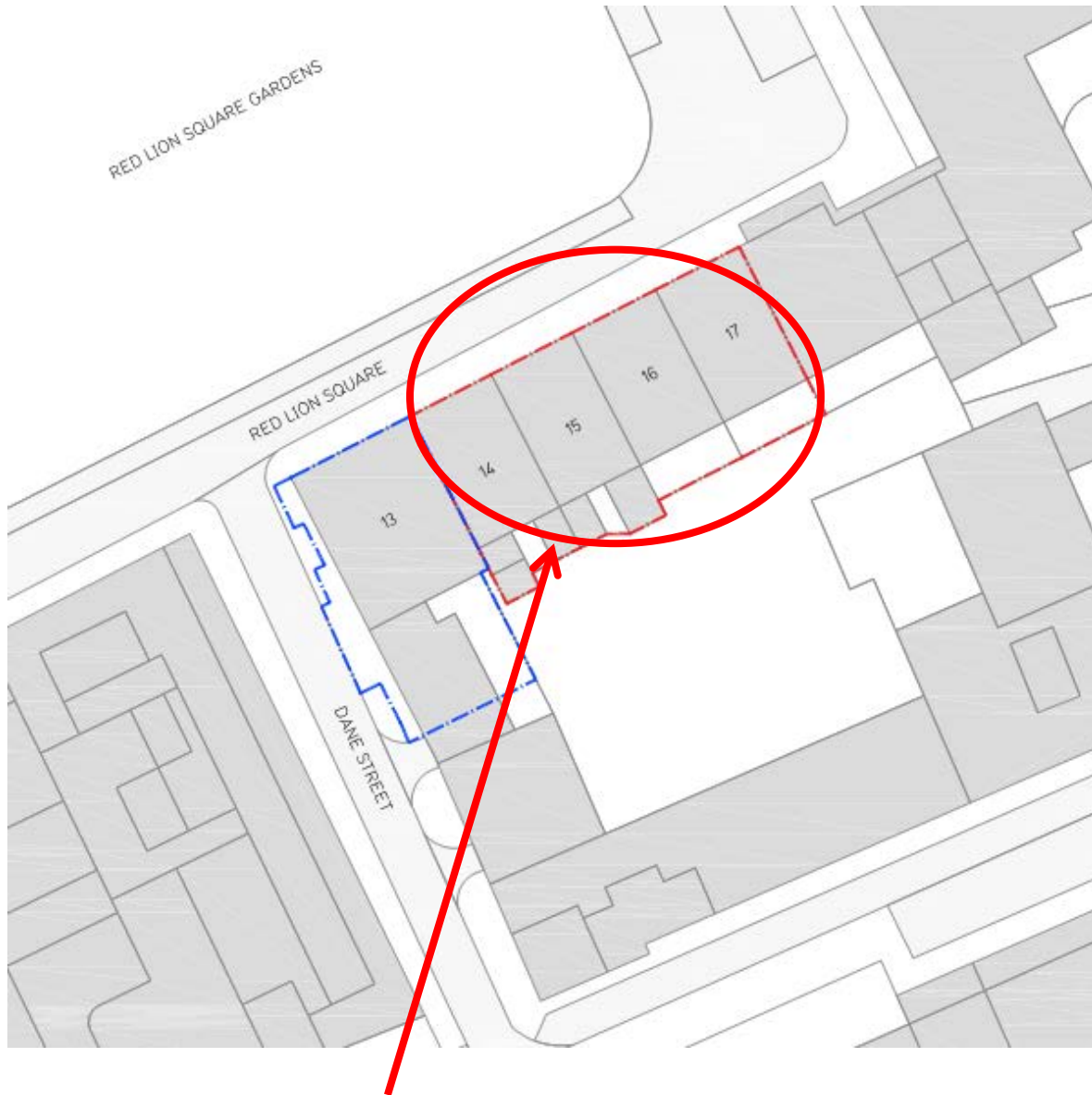
**Scale:  
1:1250**

**Date:  
24-Mar-17**



This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office, © Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.

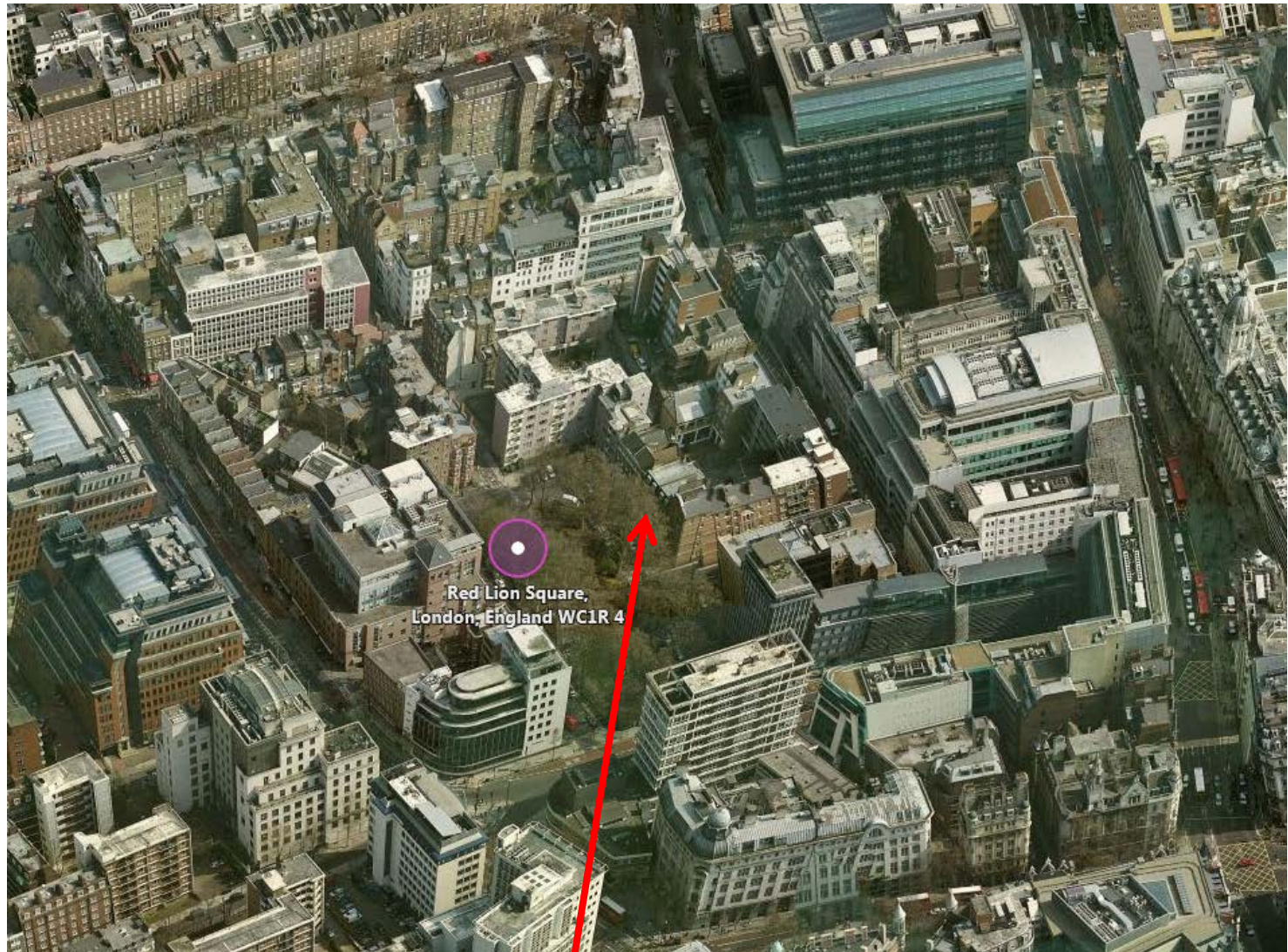
# 14-17 Red Lion Square, London, WC1R 4QH



14-17 Red Lion Square



## Aerial view of application site



14-17 Red Lion Square



## View of front of buildings



No. 17

No. 16

No. 15

No. 14



## View of rear of buildings



Rear of No. 14



Rear of Nos. 14 and 15



Rear of Nos. 16 and 17



View of rear of buildings (ground level)



# Existing front elevation





# Proposed front elevation



## Existing rear elevation



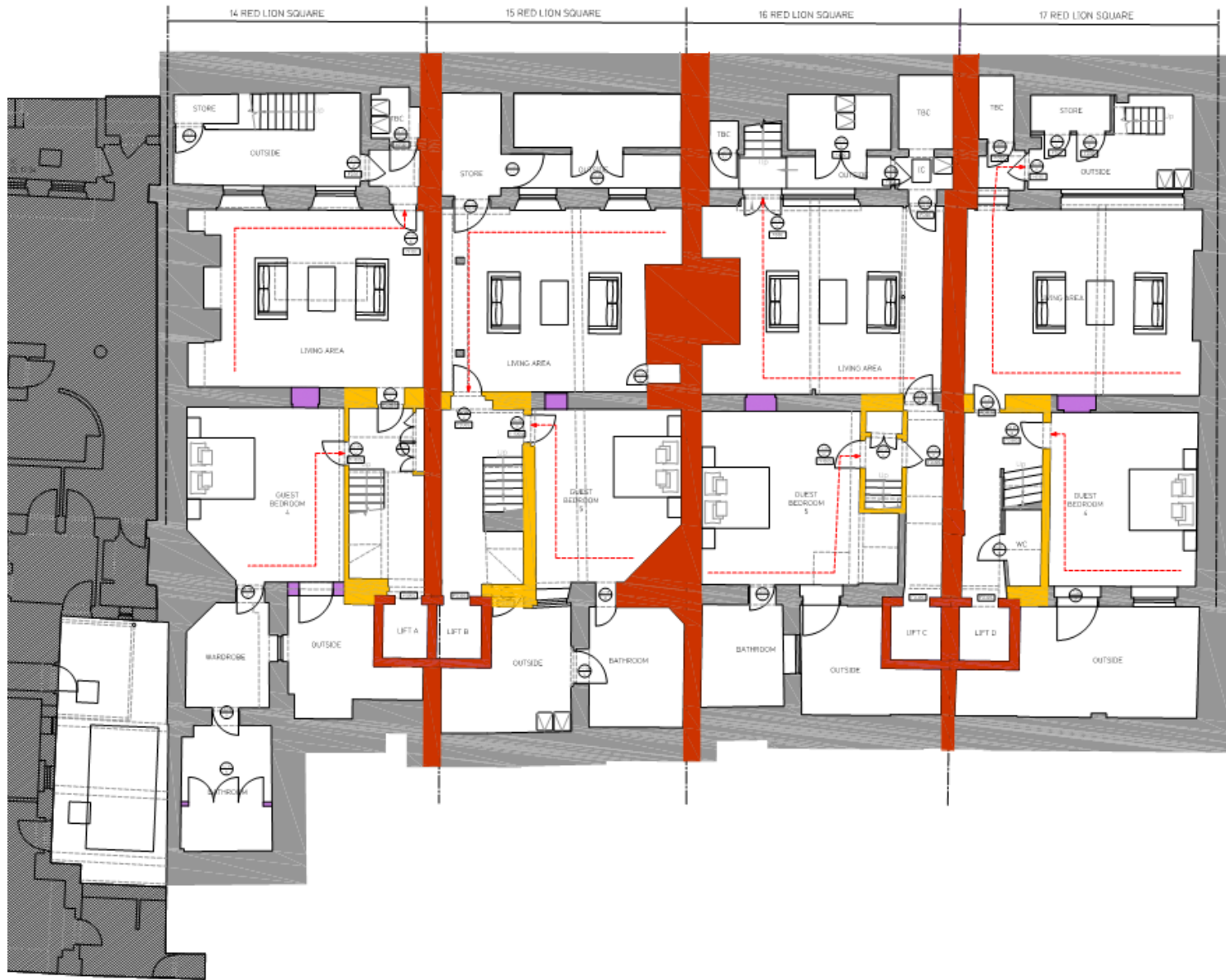
## Proposed rear elevation



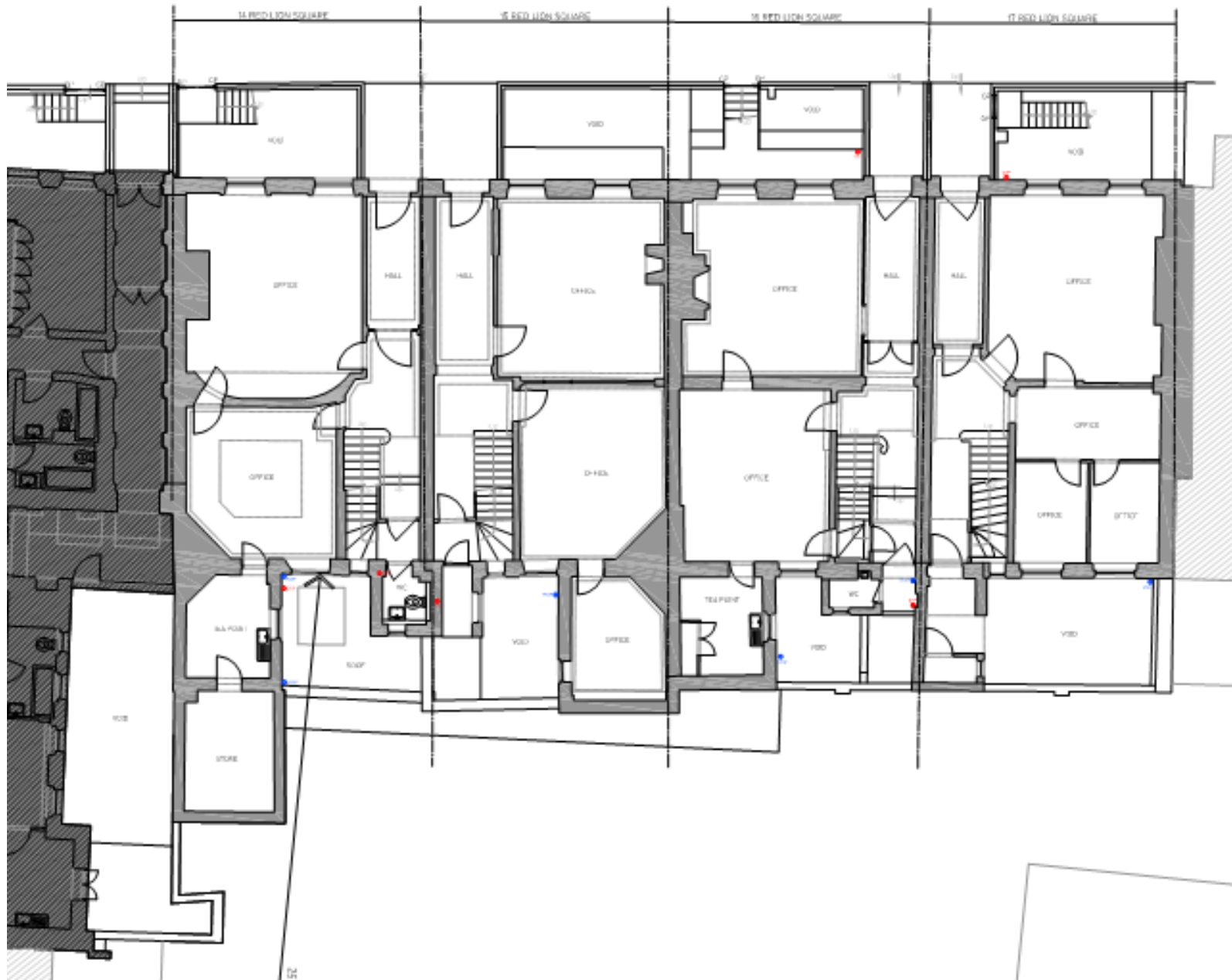
## Existing lower ground floor



# Proposed lower ground floor

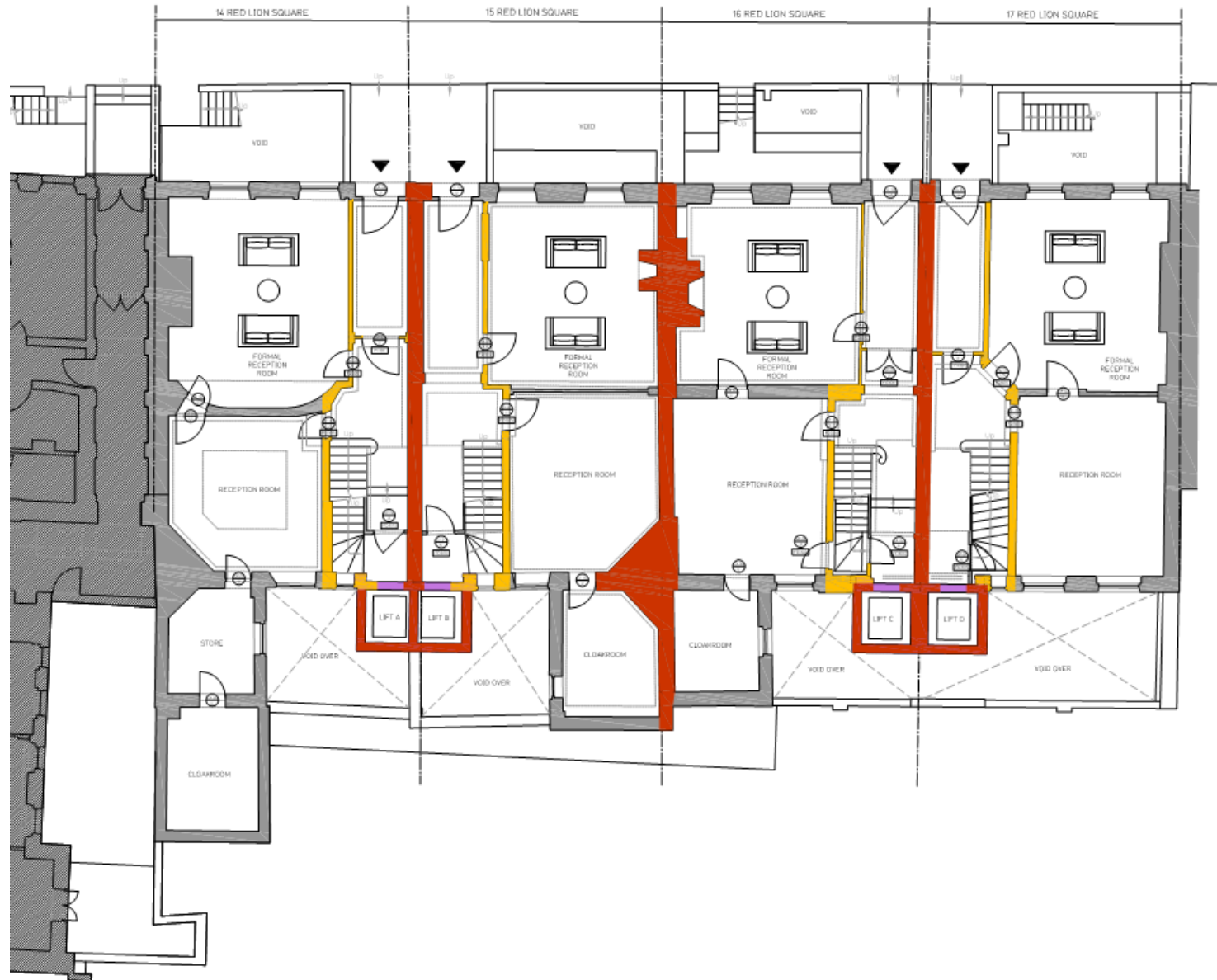


## Existing ground floor

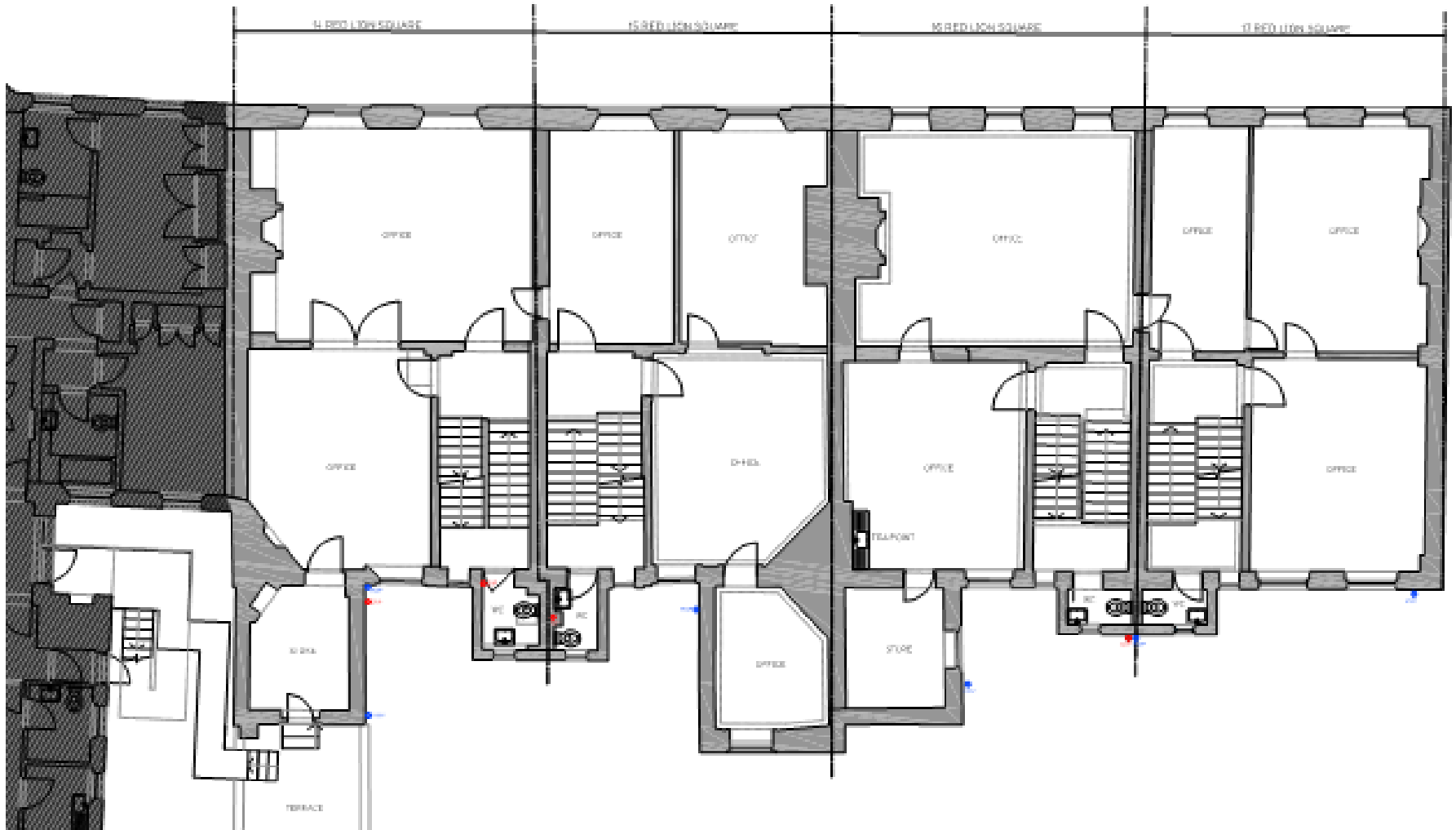




# Proposed ground floor

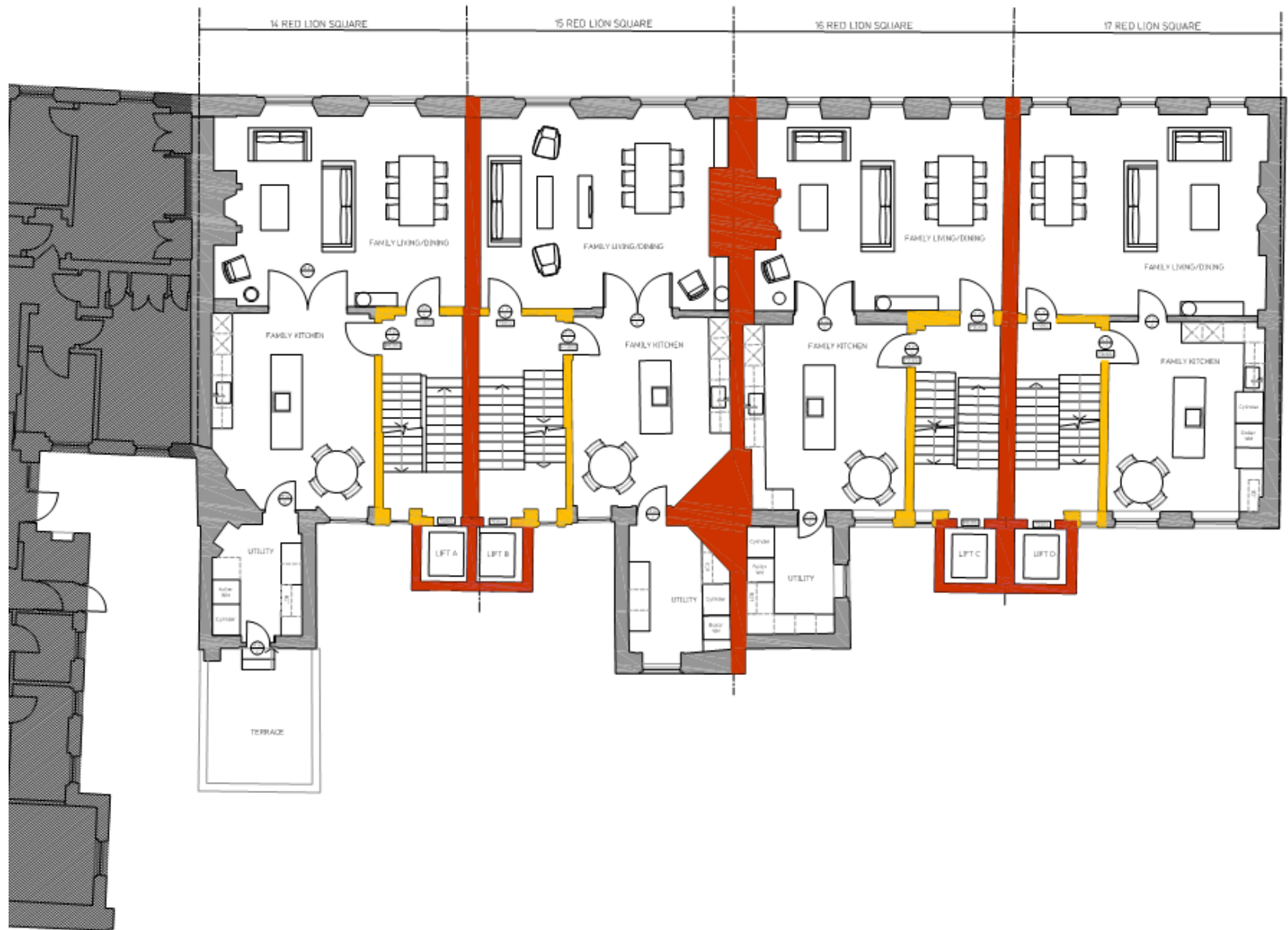


## Existing first floor

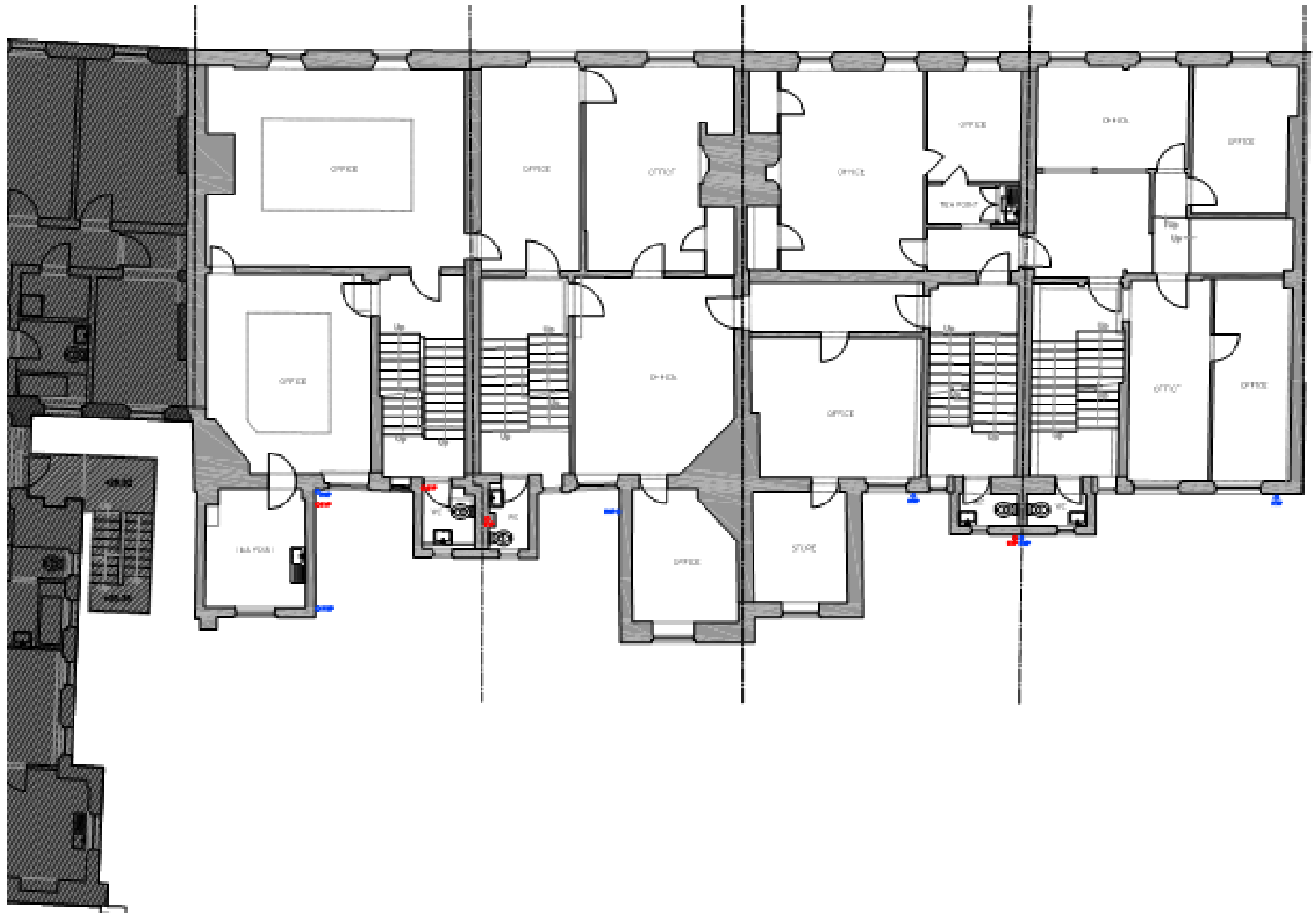




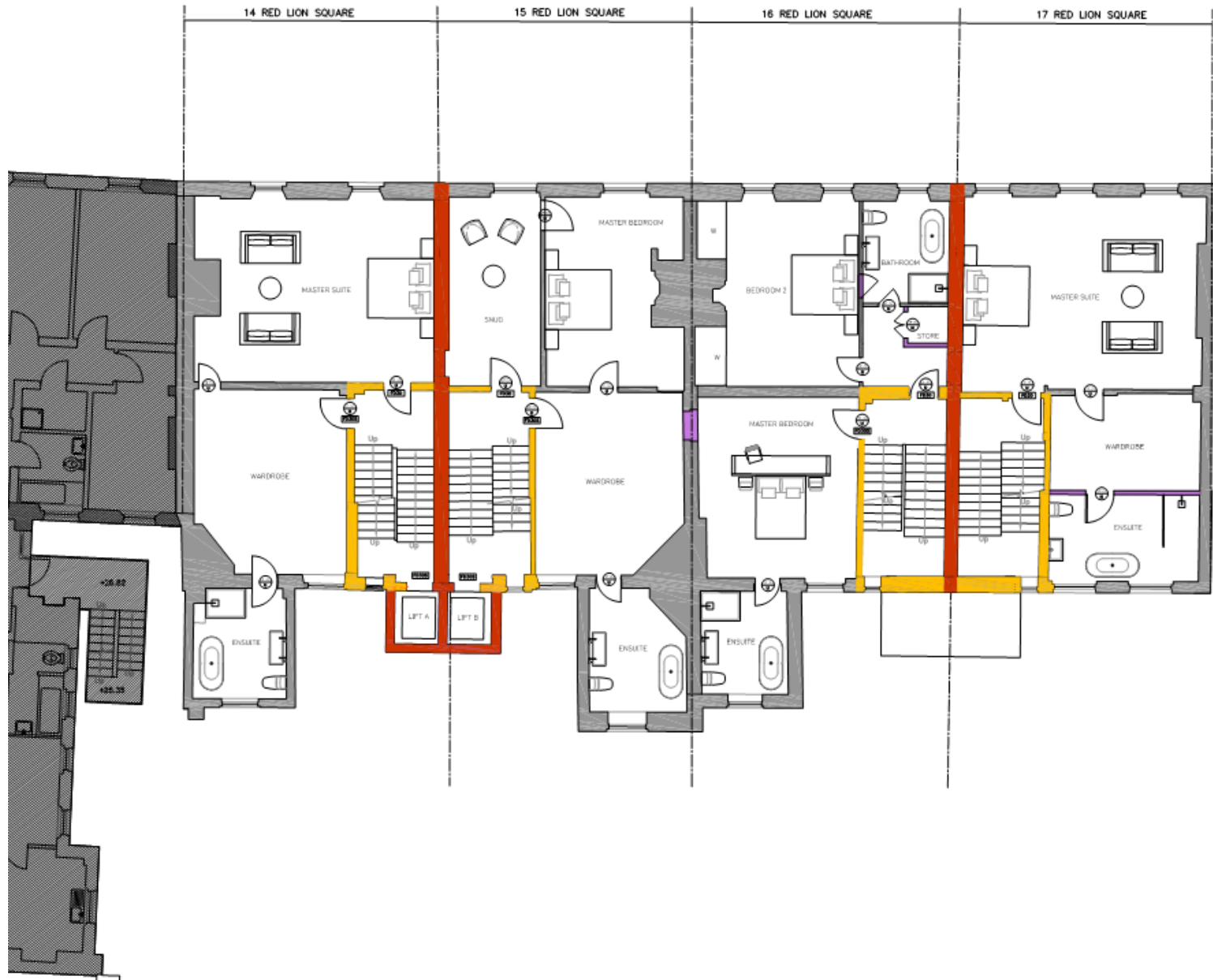
# Proposed first floor



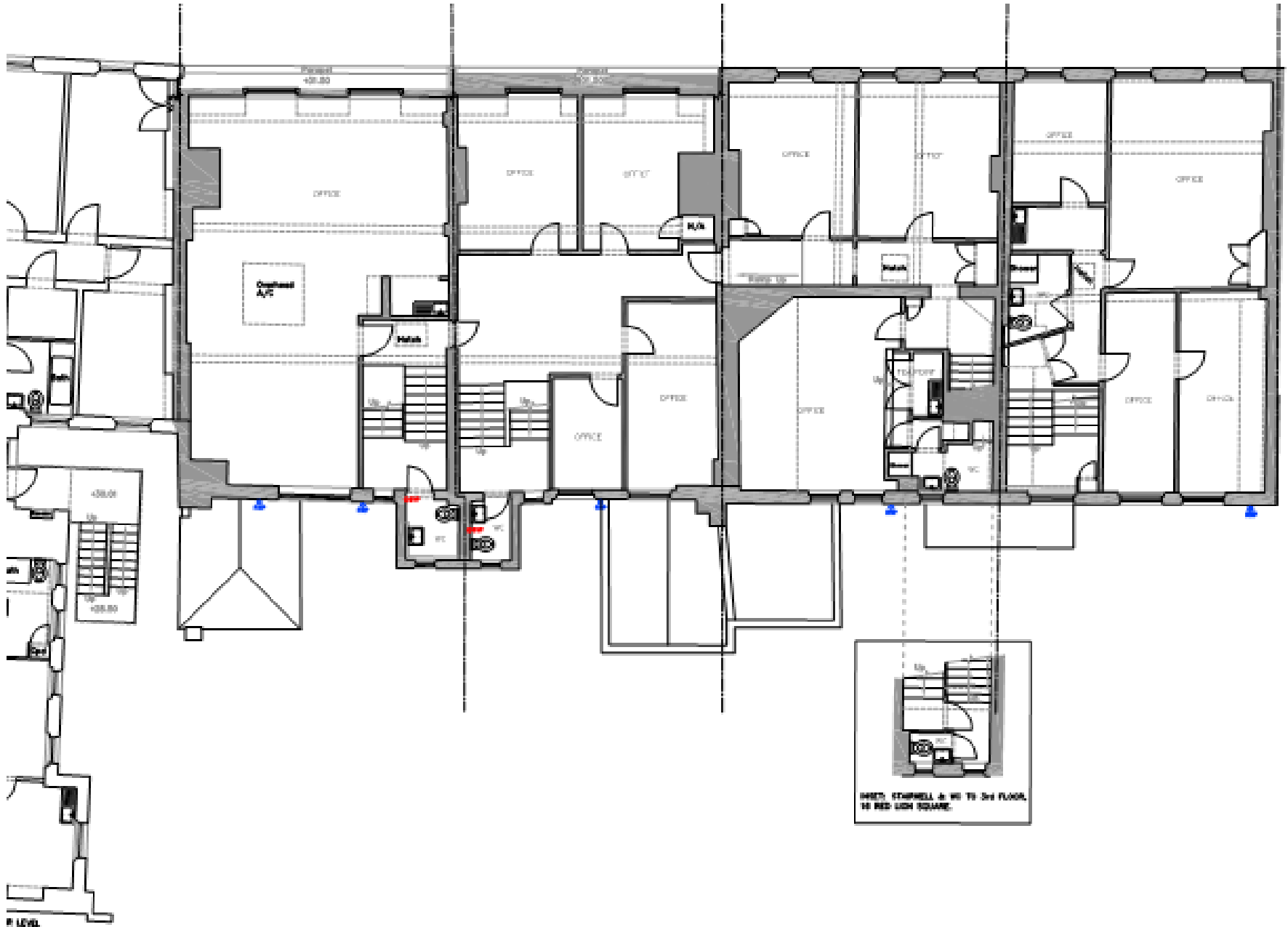
## Existing second floor



# Proposed second floor



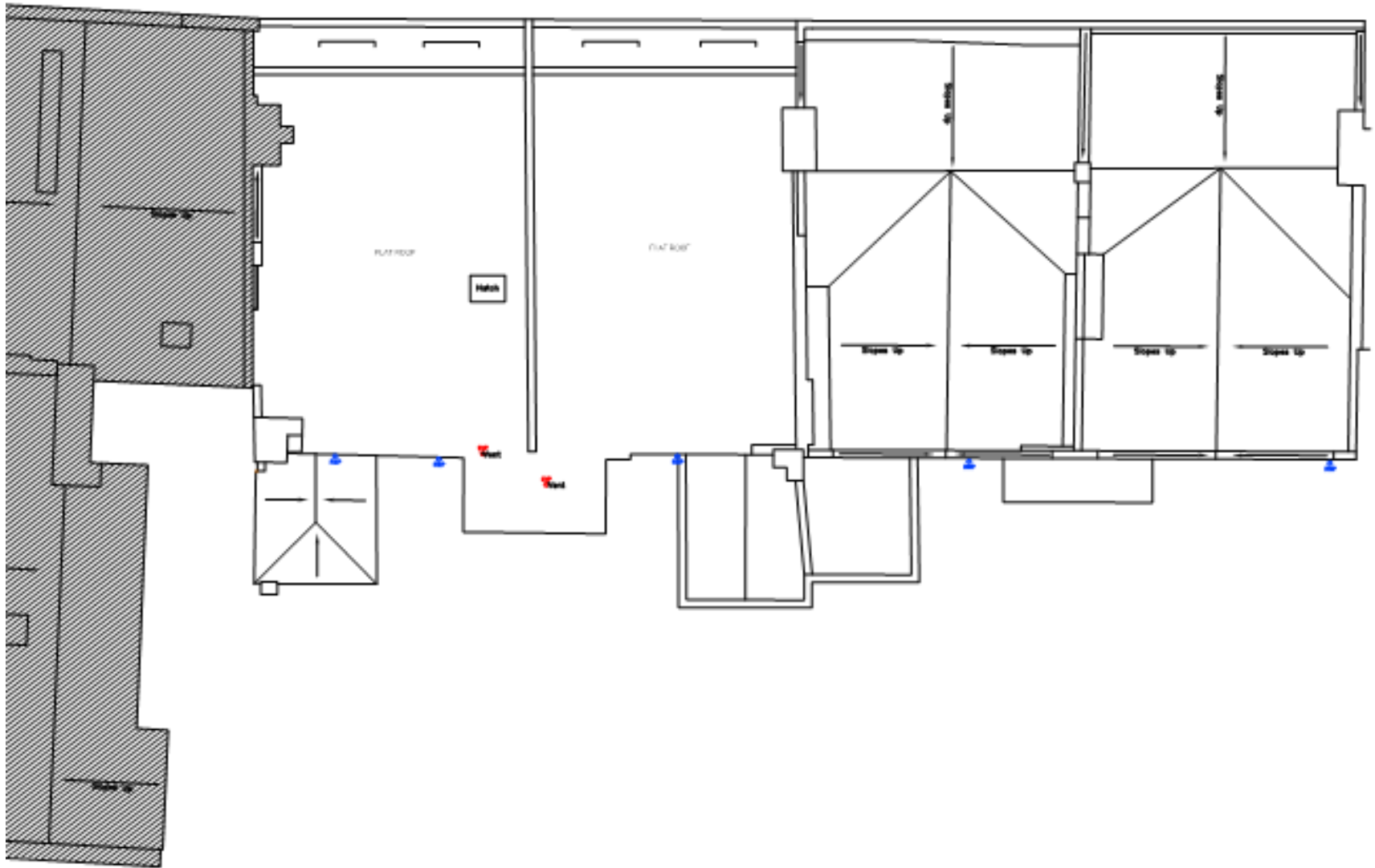
# Existing third floor



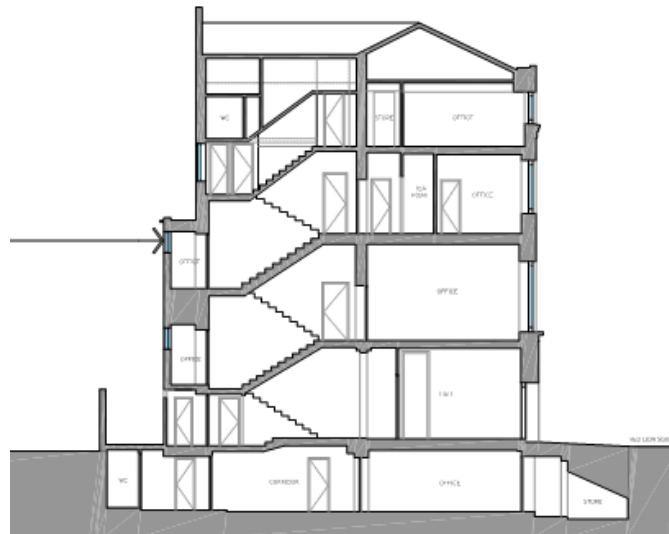
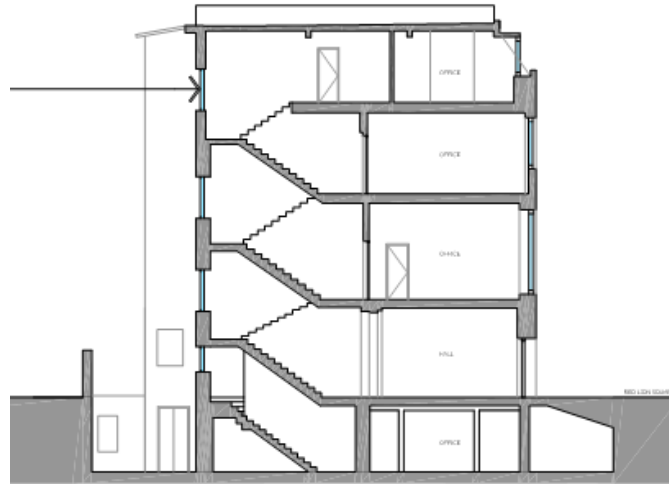
# Proposed third floor



## Existing roof plan



# Existing sections



# Proposed sections

