

27th April 2017



John Diver
Planning Services
London Borough of Camden
2nd Floor
5 Pancras Square
c/o Town Hall
Judd Street London
WC1H 9JE

Joe Haines
E: [REDACTED]
DL: + [REDACTED]
T: + [REDACTED]
savills.com

By planning portal

Dear John,

**45-46 Red Lion Street WC1R 4PF
Planning application for alterations to ground floor restaurant**

On behalf of Glasshouse Group I submit applications for planning permission and listed building consent for proposed alterations to the restaurant at the ground floor of this Grade II Listed building.

Accompanying this letter are:

- Application form
- Location plan
- Design & Heritage pack
- Drawings pack

A payment of £195 has been made online.

Site Description

The site is a Grade II Listed building constructed as a pair of townhouses, 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".

The full listing and a comprehensive heritage assessment is included in the Design & Heritage Statement.

The existing arrangement has a restaurant across the basement and ground floor. The upper floors are residential flats.

Separate applications for alterations and extensions to the residential flats have been submitted to the Council and are under consideration (ref. 2017/1783/P).

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East.

Savills (UK) Limited. Chartered Surveyors. Regulated by RICS. A subsidiary of Savills plc. Registered in England No. 2605138.
Registered office: 33 Margaret Street, London, W1G 0JD



Proposed Development

The proposed development is for:

- a) the replacement of a lantern roof light with a flat rooflight that will sit almost flush with the flat roof at the rear of the restaurant; And
- b) the widening of the fire door at the rear of the restaurant to create a customer opening to the courtyard beyond.

Assessment

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.

The Council's design guidance CPG1 states that when assessing proposals involving listed buildings, we will consider the impact of proposals on the historic significance of the building, including its features, such as (but not limited to) original and historic materials and architectural features and that proposals should seek to respond to the special historic and architectural constraints of the listed building.

The replacement of the faulty, leaking lantern rooflight for a modern flat rooflight allows for a better thermal performance and increases the natural light to the restaurant below. The existing rooflight is visible from the courtyard / passage to the rear and its removal will be of benefit to the appearance of the conservation area. The flat rooflight will also be a great improvement when viewed from the windows above.

The greatest significance of the building is held within the front facade. This is unaffected by the proposal. There is nothing of heritage significance within the affected parts of the building.

The widening of the rear door is an improvement to the building and will help to create a more active frontage to the public courtyard. This would be of benefit to the character of the conservation area.

The development creates no additional floorspace and is not liable for CIL. Nor should it incur any planning obligations whatever in accordance with the Council's planning guidance document CPG8. The NPPF and the Community Infrastructure Levy Regulations 2010 state that planning obligations should only be used where they meet all of the following tests:

- Necessary to make the proposed development acceptable in planning terms
- Directly related to the proposed development
- Fair and reasonable in scale and kind to the proposed development

Conclusion

The proposal is a very minor development that creates no additional floorspace and only serves to improve the listed building and the conservation area. It accords with the relevant policy and guidance and should be approved.

I look forward to the validation of this application. If you would like to discuss any aspect of the application please do not hesitate to contact me.

Yours sincerely,

Joe Haines