

45-46 Red Lion Street, London, WC1R 4PF

Planning application & listed building consent - 2017/1783/P & 2017/1941/L



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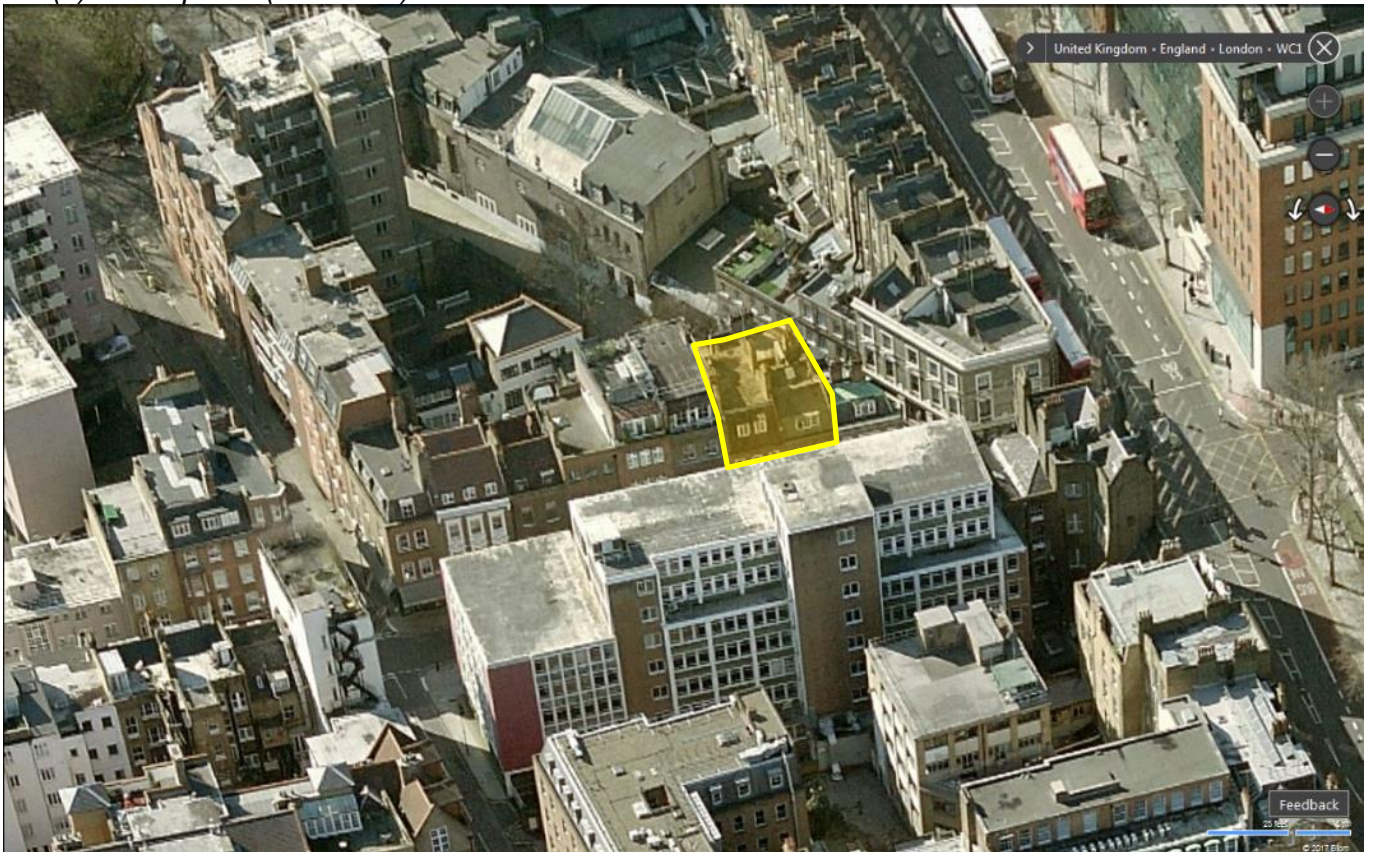
45-46 Red Lion Street, London, WC1R 4PF

Site Photographs:

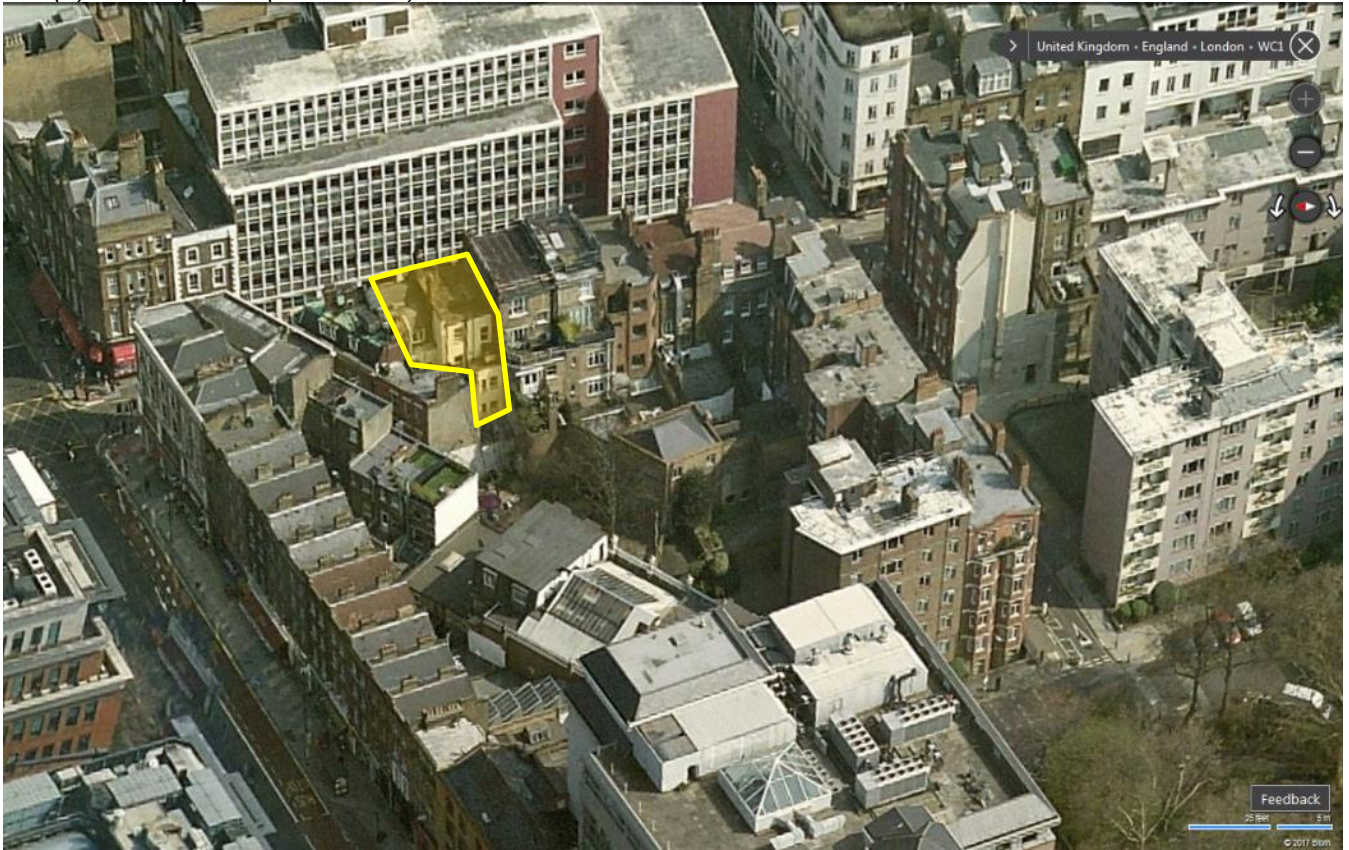
(1) Aerial photo (from South)



(2) Aerial photo (from East)



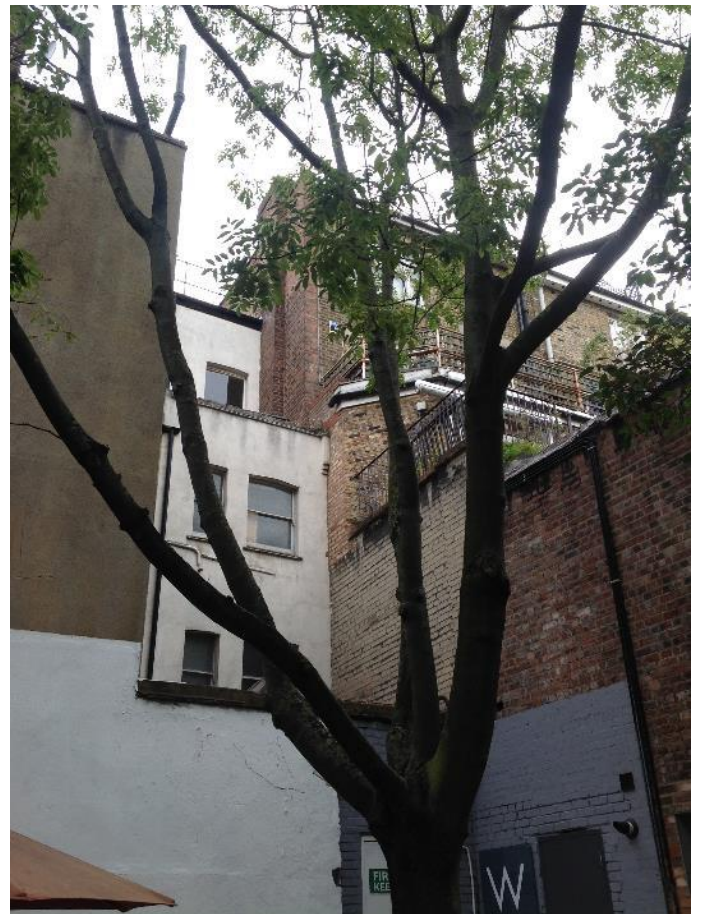
(3) Aerial photo (from West)



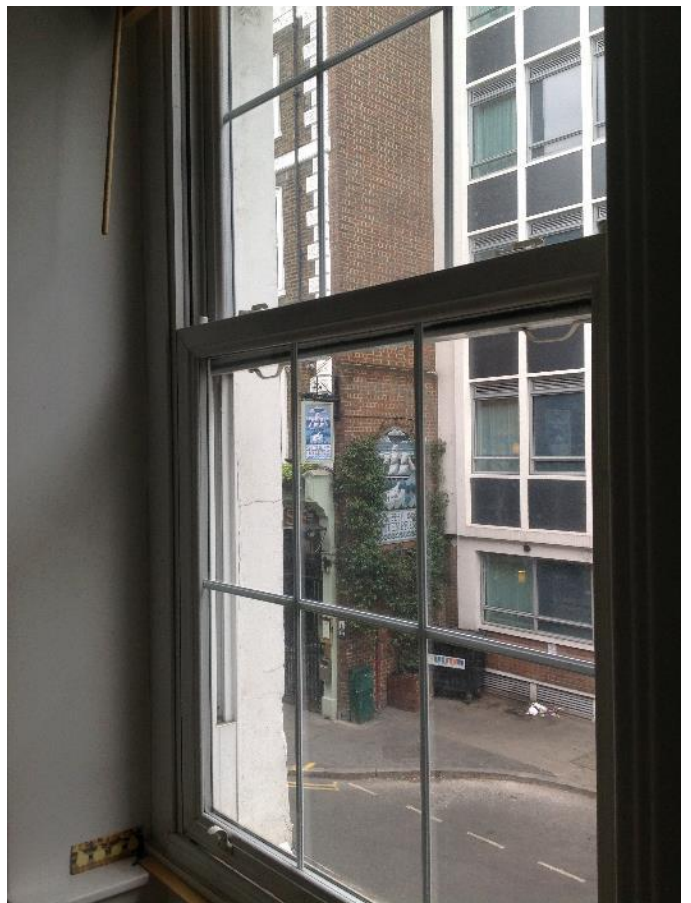
(4) Front elevation



(5) Rear elevation #1
(6) Rear elevation #2



(7) Existing SG timber sash to no.46
(8) Existing DG uPVC sash to no.46



- (9) Existing stairways 'boxed in' #1
(10) Existing stairways 'boxed in' #2



Delegated Report		Analysis sheet		Expiry Date:	23/05/2017
(Members Briefing)		N/A / attached		Consultation Expiry Date:	04/05/2017
Officer			Application Numbers		
John Diver			1. 2017/1783/P 2. 2017/1941/L		
Application Address			Drawing Numbers		
45-46 Red Lion Street London WC1R 4PF			<i>Please refer to draft decision notice</i>		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
<ol style="list-style-type: none"> Various alterations at upper floors including replacement mansard roof, replacement timber sash windows and 3rd floor rear extension to facilitate the conversion of 5 existing residential units (4x 1bed, 1x 2bed) into 4 units (3x 1bed, 1x3bed) (Class C3). Replacement ground floor timber doors to rear of existing restaurant (Class A3) and extension to rear extract duct Various internal and external alterations including replacement mansard roof, replacement timber sash windows, 3rd floor rear extension, elevational repairs, new ground floor rear timber doors, extract duct alterations and internal works in association with conversion of residential units at upper floors. 					
Recommendations:		<ol style="list-style-type: none"> Grant planning permission subject to legal agreement Grant listed building consent 			
Application Type:		<ol style="list-style-type: none"> Full planning Listed Building Consent 			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice			
Informatives:				
Consultations				
Summary of consultation:	<p>Multiple site notices for both applications were displayed near to the site on the 07/04/2017 (consultation end date 28/04/2017).</p> <p>Both applications were also advertised in the local press on the 13/04/2017 (consultation end date 04/05/2017).</p>			
Adjoining Occupiers:	No. of responses	00	No. of objections	00
Summary of consultation responses:	No responses were received.			
Bloomsbury CAAC:	<p>A letter of objection was received on behalf of the Bloomsbury CAAC. Their objection comments can be summarised as follows:</p> <ol style="list-style-type: none"> 1. Existing elevation drawings appear to exaggerate the height of the existing mansard roof and the 'proposed' appears to exaggerate the height of the existing mansard of the Dolphin Tavern 2. Proposed mansard windows should be more appropriately designed to match those within the rest of the street <p><u>Officer's Response:</u> (1) <i>The applicants have responded to this comment by stating that a measured survey in full accord with RICS best practise was carried out and the drawings are an accurate reflection of what exists both at the application site and neighbouring properties. During the site visit the drawing were found to accurately reflect the existing situation</i> (2) <i>Please see paras.2.1 – 2.2 of the main report.</i></p>			

Site Description

The application site relates to a pair of circa mid-18th century 4 storey (including habitable roofs) dwellinghouses, re-fronted in the 19th century facing Red Lion Street, within the Holborn and Covent Garden ward of the Borough. The pair of properties are Grade II listed, having been added to the list in November 1990. The application site is also located within the Bloomsbury Conservation Area.

The ground floors of both properties has historically been combined and converted into a restaurant. No permission was found for the sub-division of the upper floor into the existing no.5 units as existing (see below); however during the site visit it was clear that the layout as existing had been in situ for some time, meaning that it is likely to be exempt from planning enforcement action due to the passage of time. Although the upper floor feature a number of interventions which would have required listed building consent (many of which are unsympathetic to the historic buildings), it is difficult to determine whether these would have been completed prior to the listed status being applied.

Relevant History

The application site has the following planning history:

31315 - Established Use Certificate was refused at 45/46 Red Lion Street for the 'Use of first floor as offices' on the 16/10/1980

32118 - Established Use Certificate was granted at 45/46 Red Lion Street for the 'Use of the 1st floor of 45/46 Red Lion Street as an office ancillary to the use of the ground floor for retail and wholesale purposes' on the 28/05/1981

34024 – Planning permission was refused at 45-46 Red Lion Street for the 'Change of use of the ground floor and basement from shop to restaurant or the wine bar, the change of use of the 1st, 2nd, and 3rd floors of No. 45 to offices and the conversion of the 1st floor of No. 46 to a self-contained flat' on the 19/07/1982

34686 – Planning permission was granted at 45-46 Red Lion Street, for the 'Change of use of basement and ground floors of nos.45-46 and first floor of no.45 from fish merchants to restaurant or wine bar' on the 18/10/1982

8800214 – Planning permission was granted at 45-46 Red Lion Street for the 'Formation of fire escape door on rear elevation' on the 14/06/1988

9200249 – Planning permission was refused, but allowed at appeal at the R/O 45-46 Red Lion Street for the 'erection of a single storey extension to the existing restaurant' on the 07/01/1993

2016/5400/PRE – Pre-application advice was issued for 45 - 46 Red Lion Street, WC1R 4PF regarding a proposed 'to alterations to pair of Grade II listed properties including rear extension at 3rd floor level, replacement mansard roof as well as various internal alterations to facilitate the conversion of the upper floors from no.5 into no.4 self-contained flats (C3)'. Advice issued 30/11/2016.

Relevant policies

National Planning Policy Framework (2012)

The London Plan (2016)

Camden Local Plan (2017)

- A1 - Managing the impact of development
- A3 - Protection, enhancement and management of biodiversity
- A4 - Noise and vibration
- D1 - Design
- D2 - Heritage
- H3 - Protecting existing homes
- H7 - Large and small homes
- T2 - Car-free development and limiting the availability of parking.

Camden Planning Guidance

- CPG1: Design (2015)
- CPG6: Amenity (2011)

Bloomsbury Conservation Area Appraisal and Management Strategy (2011)

Assessment

1. Introduction

- 1.1. The scheme is for alterations to pair of properties including a rear extension at 3rd floor level, replacement mansard roof as well as various internal alterations to facilitate the conversion of the upper floors from 5 into 4 self-contained flats (C3). This would include the replacement of the roof structure to no.45 as well as a third floor rear extension above the existing closet wing at no.46.
- 1.2. At present the upper floors of the combined properties contain 5 self-contained flats arranged into 1x 2 bedroom duplex and 4x 1 bedroom units. During the site visit it was noted that the existing units have been in situ for many years. Although some of the existing alterations (i.e. the replacement uPVC sash windows to no.45) were never consented, many of the internal works (i.e. the creation of party wall opening and partitioning) were consented via various historic applications. During the site visit it was noted that the existing units are of sub-standard but have been in existence for many years. The use of the upper floors as 5 residential units is considered to have been established due to the passage of time.
- 1.3. The proposed works would result in the loss of one unit to provide a mix of units including 1x 3 bedroom (across three floors) and 3x 1 bedroom units. No alterations are proposed at ground floor level and these applications relate purely to the upper floors of these properties.
- 1.4. Exterior:
 - Replace mansard roof to no.45 including no.2 dormer windows to front and rear slopes
 - Repair tiles to main roof of no.46 (like-for-like)
 - 3rd storey rear extension above original outrigger of no.46 to house a WC
 - Repair and refurbish existing timber sash windows to front of no.46
 - Replace all existing double glazed uPVC windows with single glazed timber sash windows to front and rear elevations
 - Remove redundant services

- Repair and repoint external brick work to rear
- Amend the positioning of the existing ducting to accommodate new roof to no.45

1.5. Interior

- Block up party wall opening between properties at first floor level in order to re-separate two properties.
- Conversion of upper floors at no.45 into a single unit (Flat 1) including alterations removal of internal partitioning.
- Conversion of first, second and third floors at no.46 into 1-bed units with the same general plan at each floor and entranceways from common stair. This would include the removal and replacement of internal partitions as well as WCs.

2. Revisions

2.1. As noted from the planning history section of the report, the submitted application was informed via a pre-application process which helped to refine the design of proposals. Notwithstanding this, further revisions were sought after the initial submission of the application in order to address a number of raised concerns in terms of character and heritage. These initial concerns can be summarised as follows:

- The ridge height of the proposed replacement mansard roof extension to no.45
- The design and scale of proposed replacement dormer windows to no.45
- The proposed installation of double glazed timber sash windows
- The design of fenestrations to the proposed 3rd storey rear extension
- The proposed internal layout of 1st – 3rd floor levels within no.46 and the resulting impact upon spatial hierarchy and room volumes.

2.2. In response, subsequent to the application's submission the applicants have made the following alterations to their proposal:

- Reduce the ridge height of the proposed replacement mansard roof to match that at no.46
- Reduce the scale of proposed replacement dormer windows (from 6-over-6 to 3-over-6)
- Alter proposal for replacement timber sash windows to be single glazed.
- Remove proposed rear window to 3rd floor extension and replace with no.2 rooflights
- Amend the internal layout to 1st – 3rd floor levels within no.46 to ensure that 2 room plan is retained and that front and rear original chimney breasts are fully expressed within room volumes.

3. Assessment

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

- Land use- residential mix & standard of accommodation;
- Design and heritage;
- Standard of accommodation;
- Impact on the amenity of adjoining occupiers;
- Transport / Planning Obligations

Principal of the loss of unit, residential mix & standard of accommodation;

3.2. Local Plan policy H3 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. The

Dwelling Size Priority Table accompanying Policy H7 identifies two and three bedroom market units as being of 'High Priority' and one bedroom market units as 'Lower' propriety.

3.3. At present the upper floors of the combined properties contain 5 self-contained flats arranged into 1x 2 bedroom duplex unit and 4x 1 bedroom units. The proposed works would result in the loss of one unit, and alterations to provide a mix of units including 1x 3 bedroom (across three floors within no.45) and 3x 1 bedroom units (within no.46). An outline of the existing and proposed residential mix in accordance with the National Minimum Space Standards (2015) is outlined below:

Existing unit mix:

Existing Unit	Location	Existing Unit	Existing Size (sqm)	Min. requirement
Flat 1	1 st Floor (no.45)	1bed 1person	25	37
Flat 2	1 st Floor (no.46)	1bed 1person	42	37
Flat 3	2 nd Floor (no.45)	1bed 1person	31	37
Flat 4	3 rd Floor (no.45)	1bed 1person	36	37
Flat 5	2 nd & 3 rd Floor duplex (no.46)	2bed 4person	109	79

Proposed unit mix:

Proposed Unit	Location	Proposed Unit	Proposed Size (sqm)	Min. requirement
Flat 1	1 st – 3 rd floors triplex (no.45)	3bed 5person	113	90
Flat 2	1 st Floor (no.46)	1bed 1person	42	37
Flat 3	2 nd Floor (no.46)	1bed 1person	43	37
Flat 4	3 rd Floor (no.46)	1bed 1person	39	37

3.4. As observed on site, the existing no.5 units are of sub-standard condition, featuring contrived access arrangements and with 3/5 of the units being below the minimum requirement of the Nationally Described Space Standards. Although the development would lead to an overall reduction of no.1 unit, it is acknowledged that the proposed development would lead to significant benefits in terms of the restoration of historic form to the properties, including the provision of a 3 bedroom unit across three floors within no.45. The development would also result in all new units now meeting minimum requirements in terms of floor area. It is also acknowledged that the Council would wish to avoid unnecessary intervention into the historic fabric of the properties, as the formation of a larger unit within no.46 would require more intrusive interventions such as the boxing in of the communal stair well or the installation of an additional stair. The loss of only 1 unit remains in accordance with policy H3 and the proposed residential unit size mix of 3 x 1 bed units and 1 family sized unit remains in accordance with policy H7. The existing units are self-contained and the conversion would not result in any loss of bedsit or other shared accommodation. The development is therefore acceptable in principle.

Standard of accommodation

3.5. Although the proposed development includes works to existing residential units, due to the full reprovision of this accommodation, it is pertinent to assess the standard of accommodation reprovided. As outlined in the tables above, the proposed units would all exceed the National Minimum Space Standards (2015). All units would similarly be dual aspect and would receive

good levels of natural light. The stacking between proposed units within no.46 is such that future occupiers will not be affected by noise and disturbance. The scheme does not include the provision of cycle storage for the proposed units; however considering the spatial limitation of the host properties, their listed status as well as the central London location, this is not considered objectionable in this instance. In order to ensure that the new dwellings do not lead to an increased pressure for local parking conditions (and to help attain the strategic aims of reducing congestion and related issues), the applicant has agreed to secure a legal agreement for all new units to remain car-free. Overall it is considered that the standard of accommodation provided is of high quality and would ensure that the amenities of future occupiers would be improved over and above the existing situation.

Design and Heritage

3.6. The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy D1 are relevant to the application: development should consider the character, setting, context and the form and scale of neighbouring buildings, and the quality of materials to be used. Policy D2 '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, D2 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.

3.7. 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:

- original and historic materials and architectural features;
- original layout of rooms;
- structural integrity; and
- character and appearance (para 3.22)

3.8. The CPG continues to state that the Council will 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).

3.9. As aforementioned, the Bloomsbury Conservation Area Statement (2011) lists the property as making a 'positive contribution' to the character and appearance of the Conservation Area. The document states that "*original architectural features and detailing characteristic of the Conservation Area should be retained and kept in good repair, and only be replaced when there is no alternative, or to enhance the appearance of the building through the restoration of missing features*" (para.H17).

Exterior alterations

3.10. Following the submission of a fully detailed heritage report, the Council's Conservation officers are now satisfied that the existing mansard roof to no.45 is modern and that its replacement would not lead to the loss of any historic fabric. As the existing roof form varies from that at no.46, the proposed replacement is considered to help to visually rebalance the pair of properties by maintaining the existing ridgeline and uniformity to material palette. The existing dormer window to no.45 is also an insensitive element which detracts from the character of the building and

streetscene. The proposed replacement front and rear dormer windows are considered to represent a significant improvement from the existing, featuring a more appropriate glazing style (6 over 3 pane timber sashes) and would restore a more appropriate vertical hierarchy across the front façade. The proposed roof repairs would similarly not lead to the loss of historic fabric and would improve the lifespan of both listed buildings. As such the proposed roof works are considered acceptable in terms of design and conservation.

- 3.11. To the rear, properties within the row feature a highly variegated built form with no uniform pattern of development. As the adjacent property (no.44) also forms the corner onto Lamb's Conduit Passage, the rear of the two host properties are particularly recessed from view and are read against the disjointed rear building lines of adjacent properties. The proposed 3rd floor rear extension would not be one full storey below eaves level (as suggested by CPG1); however, this element has been designed to feature the minimum massing required for the internal WC provision, a pitched roof with rooflights which would not be visible at street level and to be set inside the existing parapet to the 2 storey rear outrigger. Due to the aforementioned varied rear forms and building lines to properties within the row, the proposed extension would not cause disruption to any existing pattern of development or to appear as an overbearing addition. Conversely, the extension has been designed to be visually subservient and sympathetic to the host building and would be clad in metal so as to create a visual distinction between the historic host building and the minor modern addition. Following the submission of revisions, it is considered that the proposed extension would not cause harm to the character or significance of the Grade II listed building. In order to ensure that the external cladding applied is as appropriate as possible, a condition is suggested for the submission of full details of the exact cladding to be applied prior to the commencement of works.
- 3.12. Through the submission of amendments, the applicants have agreed to include with the proposal the removal of all existing double glazing applied to both properties (primarily of uPVC frames), and replace with single glazed timber framed sash windows. The submitted Heritage Statement has identified the age of existing windows where they are not modern replacements and the schedule of window works includes repairs to those windows within no.46 which feature some historic fabric. These repair/replacements are considered to represent a significant improvement to the character of both GII listed properties in terms of character as well as historical significance.
- 3.13. The proposed spot repointing, removal of redundant services and brick repairs to both properties are similarly found to be well considered elements which would improve the longevity of the buildings and enhance their character. The minor amendment to the existing ducting would involve a slight re-routing to accommodate the proposed mansard roof extension. As this duct has been in situ for many years and is concealed from views, this minor amendment would not affect the character and appearance of the host property.
- 3.14. Overall, it is considered that the proposed external alterations to the properties represent well considered and non-intrusive changes. These changes would involve either the replacement of non-original and insensitive modern additions (such as the modern uPVC double glazing modern and dormer windows), a like-for-like replacement of non-original features or the repair and refurbishment of existing historic features. As many of these features are either original but in poor state or are non-original and insensitive additions, these works would be considered to represent a benefit to the historic significance and condition of the listed buildings.

Interior alterations

- 3.15. As outlined above, the host buildings have historically been significantly altered internally and now feature a highly contrived internal plan. This has led to the loss of historic plan form, various

detrimental interventions such as the opening between the party wall at 1st floor level as well as the boxing in of stairway landings and disruptive internal partitions. Although many of these alterations were made/historically granted consent prior to the listing of the properties, the internal arrangement of the host buildings have been undermined.

- 3.16. Following a discursive process of revisions to internal layouts, the proposal would now result in the restoration of a fully traditional dwelling size and plan form within no.45 by providing a single dwelling across upper floors. The provision of a single unit within this property means that the historic two room plan form and stair can be fully re-provided, the party wall opening closed up and internal partitions amended to express front and rear room volumes as originally built. Similarly, the proposed plan for 1st – 3rd floors within no.46 has been heavily negotiated so that the historic two room plan is restored at all floors and architectural features such as the front and rear chimney breast are expressed appropriately within these two main room volumes. The proposed internal alterations would also not lead to the loss of any substantive historical fabric to either property. Although the proposed works would require some new partitions to be added within no.46, officers are satisfied that the proposed development would lead to significant improvements to the Grade II listed buildings in terms of their interest and historical significance. In order to ensure that the new servicing to the proposed WCs do not lead to any loss of historic fabric, a condition is recommended for the submission of serving details to these elements.

Design and Heritage conclusion

- 3.17. Overall, officers are of the view that the proposed alterations would not cause a detrimental impact upon the character and appearance of the host property and would preserve the special interest of the listed building and character of the conservation area. The proposed interventions into the historic parts of the listed dwelling have been thoroughly considered and would, on balance, result in benefit to the historical significance and longevity of the building. Conditions are suggested for the submission of full detailed drawings regarding a number of elements to safeguard historic fabric as well as visual character. Subject to these conditions, the proposed development is not considered to harm the significance of the grade II listed building. The development is therefore considered to be in accordance with policies D1 and D2.
- 3.18. Special attention has been attached to the desirability of preserving or enhancing the character or appearance of the conservation area and the historical significance of the listed terrace, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013. Special regard has been attached to the desirability of preserving the listed building, its setting and its features of special architectural or historic interest, under s.16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended.

Residential Amenity

- 3.19. Policy A1 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. This includes privacy, outlook, daylight and sunlight. CPG6 (Amenity) expands upon the requirements of these policies, stating that: "Development should be designed to protect the privacy of both new and existing dwellings to a reasonable degree" and that, as spaces that are overlooked lack privacy, "new buildings, extensions, roof terraces, balconies and the location of new windows should be carefully designed to avoid overlooking".
- 3.20. Due to the siting and scale of the proposed extension and replacement mansard roof, these elements would not lead to a loss of natural light, outlook or privacy to any adjoining neighbour. The other external alterations to both properties proposed would similarly not cause any detrimental impact upon the residential amenities of adjoining neighbours. The proposed minor

amendment to the routing of the extract duct to the ground floor restaurant would not include the installation of any new plant equipment or lead to an increase in the level of activity/extract requirements. The amended ducting would lead to higher discharge point (by approximately 1m) meaning that the dispersal rate would be improved, reducing existing levels of odour, without causing any increase to levels of noise from plant equipment.

3.21. Internally, the proposed development would lead to a net loss of no.1 residential unit and as such the level of activity within the two buildings would not be increased to a level of detriment for neighbouring occupiers in terms of noise and disturbance. Following consultation with the Council's Highways/Transport department it was confirmed that due to the scale of development, the implementation of works would not result in disruption which might necessitate the securing of a Construction Management Plan (CMP) to mitigate against significant disturbance from construction. Informative will be added to remind the applicants of their obligations for hours of construction and noise.

3.22. Overall, the proposed development is not considered to lead to a detrimental impact upon the amenities of any neighbouring resident. The development is thus considered to be in accordance with policies A1 and A4 of the Local Plan.

Transport / Planning Obligations

3.23. As outlined in para 3.5 above, following discussions with the Council's Transport officers, it was requested that any approved scheme should be subject to a car-free legal agreement. Transport officers also confirmed that a CMP would not be required in this instance.

Recommendation

1. Grant conditional Planning Permission subject to S106 legal agreement on Car-Free housing
2. Grant conditional listed building consent

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 10th July 2017, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Savills
33 Margaret Street
London
W1G 0JD

Application Ref: **2017/1783/P**

05 July 2017

Dear Sir/Madam

DRAFT

FOR INFORMATION ONLY - THIS IS NOT A FORMAL DECISION
Town and Country Planning Act 1990 (as amended)

DECISION SUBJECT TO A SECTION 106 LEGAL AGREEMENT

Address:

**45-46 Red Lion Street
London
WC1R 4PF**

Proposal:

DECISION

Various alterations at upper floors including replacement mansard roof, replacement timber sash windows, 3rd floor rear extension and internal works to facilitate the rationalisation of no.5 existing residential units (4x 1bed, 1x 2bed) into no.4 units (3x 1bed, 1x3bed) (Use Class C3). Replacement ground floor timber doors to rear of existing restaurant (Use Class A3)

Drawing Nos: (Prefix 030_E_): 09 rev P02, 10 rev P03, 11 rev P03, 12 rev P02, 13 rev P02, 14 rev P02, 20 rev P02, 21 rev P03, 30 rev P02, 31 rev P02, 32 rev P02; (Prefix 030_P_): 09 rev P02, 10 rev P03, 11 rev P03, 12 rev P02, 13 rev P02, 14 rev P02, 20 rev P02, 21 rev P03, 30 rev P02, 31 rev P02, 32 rev P02, 50 rev P02; 51 rev P03, 60 rev P04, 61 rev P03, 62 rev P03, 63 rev P02; 030 (Windows Schedule) rev P03..

Supporting documents: Heritage, Design & Access Statement (dated March 2017), Planning Statement (dated March 2017)

The Council has considered your application and decided to grant permission subject to the conditions and informatives (if applicable) listed below **AND** subject to the successful conclusion of a Section 106 Legal Agreement.

The matter has been referred to the Council's Legal Department and you will be contacted shortly. If you wish to discuss the matter please contact **Aidan Brookes** in the Legal Department on **020 7 974 1947**.

Once the Legal Agreement has been concluded, the formal decision letter will be sent to you.

Condition(s) and Reason(s):

- 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 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: (Prefix 030_E_): 09 rev P02, 10 rev P03, 11 rev P03, 12 rev P02, 13 rev P02, 14 rev P02, 20 rev P02, 21 rev P03, 30 rev P02, 31 rev P02, 32 rev P02; (Prefix 030_P_): 09 rev P02, 10 rev P03, 11 rev P03, 12 rev P02, 13 rev P02, 14 rev P02, 20 rev P02, 21 rev P03, 30 rev P02, 31 rev P02, 32 rev P02, 50 rev P02; 51 rev P03, 60 rev P04, 61 rev P03, 62 rev P03, 63 rev P02; 030 (Windows Schedule) rev P03..

Supporting documents: Heritage, Design & Access Statement (dated March 2017), Planning Statement (dated March 2017)

Reason:

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

- 4 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 facing materials to the proposed 3rd floor rear extension (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

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 appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 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 Compliance and Enforcement team [Regulatory Services], 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.
- 3 If a revision to the postal address becomes necessary as a result of this development, application under Part 2 of the London Building Acts (Amendment) Act 1939 should be made to the Camden Contact Centre on Tel: 020 7974 4444 or Environment Department (Street Naming & Numbering) Camden Town Hall, Argyle Street, WC1H 8EQ.
- 4 The correct street number or number and name must be displayed permanently on the premises in accordance with regulations made under Section 12 of the London Building (Amendments) Act 1939.
- 5 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.

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.

Yours faithfully

Executive Director Supporting Communities

DRAFT

DECISION

Savills
33 Margaret Street
London
W1G 0JD

Application Ref: **2017/1941/L**
Please ask for: **John Diver**
Telephone: 020 7974 **6368**

4 July 2017

DRAFT

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

45-46 Red Lion Street
London
WC1R 4PF

DECISION

Proposal:

Various internal and external alterations GII listed buildings including replacement mansard roof, replacement timber sash windows, 3rd floor rear extension, elevational repairs, new ground floor rear timber doors and internal works to rationalise residential units at upper floors.

Drawing Nos: (Prefix 030_E_): 09 rev P02, 10 rev P03, 11 rev P03, 12 rev P02, 13 rev P02, 14 rev P02, 20 rev P02, 21 rev P03, 30 rev P02, 31 rev P02, 32 rev P02; (Prefix 030_P_): 09 rev P02, 10 rev P03, 11 rev P03, 12 rev P02, 13 rev P02, 14 rev P02, 20 rev P02, 21 rev P03, 30 rev P02, 31 rev P02, 32 rev P02, 50 rev P02; 51 rev P03, 60 rev P04, 61 rev P03, 62 rev P03, 63 rev P02; 030 (Windows Schedule) rev P03..

Supporting documents: Heritage, Design & Access Statement (dated March 2017), Planning Statement (dated March 2017)

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

Executive Director Supporting Communities



Conditions And Reasons:

- 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 All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any conditions attached to this consent.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the London Borough of Camden Local Plan 2017.

- 3 The works hereby approved are only those specifically indicated on the drawings referred to above.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the London Borough of Camden Local Plan 2017.

- 4 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 facing materials to the proposed 3rd floor rear extension (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

b) Details of service runs for all new bathrooms/kitchens, demonstrating the relationship of new pipework with the structure of the building.

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

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.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Director of Regeneration and Planning

DRAFT

DECISION