

Mr Joe Haines
Savills
33 Margaret Street
London
W1G 0JD

Application Ref: **2017/2400/P**
Please ask for: **John Diver**
Telephone: 020 7974 **6368**

14 July 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
45-46 Red Lion Street
London
WC1R 4PF

Proposal:
Replacement of doors and rooflight to the rear of ground floor restaurant (A3)

Drawing Nos: 030_R_E_09 P00, 030_R_E_10 P00, 030_R_E_11 P00, 030_R_E_20 P00, 030_R_E_21 P00, 030_R_E_32 P00; 030_R_P_09 P00, 030_R_P_10 P00, 030_R_P_11 P00, 030_R_P_20 P00, 030_R_P_21 P01, 030_R_P_32 P00; Covering Letter (dated 27.04.17), Heritage, Design and Access Report (dated April 2017)

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

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:

030_R_E_09 P00, 030_R_E_10 P00, 030_R_E_11 P00, 030_R_E_20 P00, 030_R_E_21 P00, 030_R_E_32 P00; 030_R_P_09 P00, 030_R_P_10 P00, 030_R_P_11 P00, 030_R_P_20 P00, 030_R_P_21 P01, 030_R_P_32 P00; Covering Letter (dated 27.04.17), Heritage, Design and Access Report (dated April 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) Elevation and section drawings including facing materials details of the panelled doors at a scale of 1:10;

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 Reasons for granting permission.

The proposed alteration would include the enlargement of an existing rear entrance way as well as the replacement of an existing rooflight to the GF unit. The proposed rooflight would represent an improvement from the existing lantern; becoming fully obscured from public view and avoiding any impact upon the character and appearance of the host building or local area. In order to ensure that the enlarged rear opening retains the appearance of a rear boundary wall as well

as to protect the character of the adjacent courtyard, the scheme was amended to maintain a greater proportion of solids within the panelled opening. This amendment is considered to have resulted in a scheme which would preserve the character and appearance of the host property and surrounding conservation area. In order to be sure that the detailed design of these doors are fully appropriate/considered, a condition is however suggested for the submission of further details regarding the detailed design of this element. Subject to this condition the development is considered appropriate in terms of design and heritage.

The proposed rear doors and rooflight would not cause any detrimental impact upon adjoining residents in terms of light, noise, outlook or privacy. The proposed works would not result in any transport concerns.

No objection comments were received in relation to the proposed development. The site's planning history has been taken into account when making this decision. Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest as well as the character and appearance of the conservation area, under s.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposal is in general accordance with policies D1, D2, A1 and T2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

- 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, Judd St, Kings Cross, London NW1 2QS (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 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that 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, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 4 This permission is granted without prejudice to the necessity of obtaining consent under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007. Application forms may be obtained from the Council's website, www.camden.gov.uk/planning or the Camden Contact Centre on Tel: 020 7974 4444 or email env.devcon@camden.gov.uk.

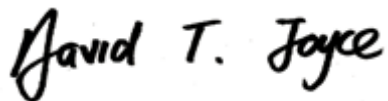
- 5 The display of an advertisement without consent is a criminal offence under Section 224(3) of the Town and Country Planning Act 1990. Under Section 225 of the Town and Country Planning Act, Section 10 of the London Local Authorities Act 1995 and Section 11 of the London Local Authorities Act 1995 the Council has powers to enter the land and remove the display. As such, the Council will commence prosecution/action to secure the removal of the advertisement.

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.

You can find advice about your rights of appeal at:

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

Yours faithfully

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Director of Regeneration and Planning