

Mr Joe Haines
Savills
33 Margaret Street
London
W1G 0JD

Application Ref: **2017/2738/L**
Please ask for: **John Diver**
Telephone: 020 7974 **6368**

14 July 2017

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

Proposal:
External alterations to ground floor including replacement of door and rooflight to rear.

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 Listed Building Consent subject to the following condition(s):

Conditions And Reasons:

- 1 Application for approval of the reserved matters shall be made to the local planning authority not later than three years from the date of this permission.

Reason: In order to safeguard the special architectural and historic interest of the



building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 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 condition 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 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;

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

Informative(s):

- 1 Reasons for granted listed building consent:

The proposed alteration is within a non-original single storey rear extension to the property, and the proposed alteration would not result in any loss of historic fabric. The change would not disrupt the hierarchy of any historic room volume and would not lead to the loss of any historic plan form. The proposed rooflight would remain highly concealed and would represent an improvement from the existing roof lantern. Following the submission of revisions, the design of the proposed rear doors would maintain the character and a appearance of the host property as well as the adjacent public accessible courtyard. A condition is however recommended for the submission of full details relating to this element so that its final appearance

can be fully considered. Subject to the suggested conditions, it is not considered that the proposed works would lead to any harmful impact to the grade II listed building due to their design, scale and limited intervention.

Subject to the recommended conditions, the proposal is overall considered suitably sensitive to both the character and fabric of the property and would preserve the special architectural and historic interest of the building. Special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses, under s.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

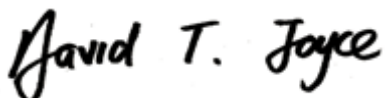
As such, the proposal is in general accordance with policies D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

- 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 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.
- 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.

You can find advice about your rights of appeal at:

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

Yours faithfully



David Joyce
Director of Regeneration and Planning