

Mr Joe Haines
Savills
33 Margaret Street
London
W1G 0JD

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

11 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:

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.

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; Heritage, Design & Access Statement (dated March 2017), Planning Statement (dated March 2017)

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

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 adopted 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 adopted 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 adopted Camden Local Plan 2017.

Informative(s):

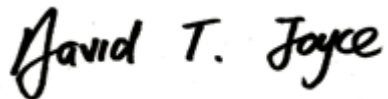
- 1 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 2 You are advised that no works should commence on site until the associated planning application ref 2016/1783/P has been approved subject to a legal

agreement.

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 style with a large 'D' and 'J'.

David Joyce
Director of Regeneration and Planning