

Mr Joe Haines
Savills
33 Margaret Street
London
W1G 0JD

Application Ref: **2017/1783/P**
Please ask for: **John Diver**
Telephone: 020 7974 **6368**

19 July 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

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

Proposal:

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.

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 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 policies D1 and D2 of the adopted Camden Local Plan 2017.

- 3 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:

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 policies D1 and D2 of the adopted Camden Local Plan 2017.

- 4 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; 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.

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).

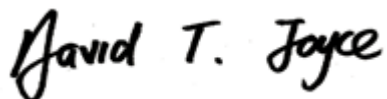
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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 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.

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