

Adam Price
Montagu Evans
Montagu Evans LLP
5 Bolton Street
London
W1J 8BA

Application Ref: **2017/3028/P**
Please ask for: **Raymond Yeung**
Telephone: 020 7974 **4546**

31 August 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted Subject to a Section 106 Legal Agreement

Address:

**16-20 Red Lion Street
London
WC1R 4PQ**

Proposal:

Variation of condition 2 (Drawings) of permission (ref: 2016/5571/P) dated 15/5/17 for Roof extension for the creation of a 6th floor, creation of terraces, extension to rear, alterations to front and rear facades and fenestrations, erection of a canopy for new cycle parking area. Namely to alter front and rear facades and fenestrations including additional rainwater pipes, louvres and additional curtain wall glazing, stairway from 5th to 6th floor and internal room alterations.

Drawing Nos: Superseded drawings

Drawing suffix 2077_X_; GE(NO)02_DE P01, GE(EA)02_DE P01, GE(SO)02_DE P01, GE(WE)02_DE P01, GS(AA)02_DE P01, GS(BB)02_DE P01, GE(NO)02_EX P02, (EA)02_EX P02, GE(SO)02_EX P02, GE(WE)02_EX P02, GS(AA)02_EX P01, GS(BB)02_EX P02, GA(00)02_XX P03, GA(01)02_XX P02, GA(02)02_XX P02, GA(03)02_XX P02, GA(04)02_XX P02, GA(05)02_XX P02, GA(06)02_XX P03, GA(07)02_XX P03, GA(B1)02_XX P02, GE(NO)02_XX P03, GE(EA)02_XX P03, GE(SO)02_XX P02, GE(WE)02_XX P02, GS(AA)02_XX P02, GS(BB)02_XX P02.

Revised drawings:



Drawing suffix 2077_X_; GE(NO)02_DE P03, GE(EA)02_DE P04, GE(SO)02_DE P02, GE(WE)02_DE P02, GS(AA)02_DE P02, GS(BB)02_DE P03, GE(NO)02_EX P03, GE(EA)02_EX P03, GE(SO)02_EX P03, GE(WE)02_EX P03, GS(AA)02_EX P02, GS(BB)02_EX P03, GA(00)02_XX P05, GA(01)02_XX P04, GA(02)02_XX P04, GA(03)02_XX P04, GA(04)02_XX P04, GA(05)02_XX P05, GA(06)02_XX P07, GA(07)02_XX P06, GA(B1)02_XX P06, GE(NO)02_XX P09, GE(EA)02_XX P09, GE(SO)02_XX P05, GE(WE)02_XX P07, GS(AA)02_XX P04, GS(BB)02_XX P05, GS(XX)01_XX P01, Air Quality Assessment update dated June 2017, Acoustic Survey update dated June 2017 by Lee Cunningham Partnership.

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 the original planning permission ref 2016/5571/P dated 15/05/2017.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 For the purposes of this decision, condition no.2 of planning permission 2016/5571/P dated 15/05/2017 shall be replaced with the following condition:

Drawing suffix 2077_X_; SP(XX)01_XX P01, GA_(00)02_DE P01, GA_(01)02_DE P01, GA_(02)02_DE P01, GA_(03)02_DE P01, GA_(04)02_DE P01, GA_(05)02_DE P01, GA_(06)02_DE P01, GA_(B1)02_DE P01, GE(NO)02_DE P03, GE(EA)02_DE P04, GE(SO)02_DE P02, GE(WE)02_DE P02, GS(AA)02_DE P02, GS(BB)02_DE P03, GA(00)02_EX P01, GA(01)02_EX P01, GA(02)02_EX P01, GA(03)02_EX P01, GA(04)02_EX P01, GA(05)02_EX P01, GA(06)02_EX P01, GA(B1)02_EX P01, GE(NO)02_EX P03, (EA)02_EX P03, GE(SO)02_EX P03, GE(WE)02_EX P03, GS(AA)02_EX P02, GS(BB)02_EX P03, GA(00)02_XX P05, GA(01)02_XX P04, GA(02)02_XX P04, GA(03)02_XX P04, GA(04)02_XX P04, GA(05)02_XX P05, GA(06)02_XX P07, GA(07)02_XX P06, GA(B1)02_XX P06, GE(NO)02_XX P09, GE(EA)02_XX P09, GE(SO)02_XX P05, GE(WE)02_XX P07, GS(AA)02_XX P04, GS(BB)02_XX P05, EE(XX)02_XX P01, EE(TY)01_XX P01, EE(06)01_XX P01, EE(06)02_XX P01, EE(05)01_XX P01, EE(00)01_XX P02, GS(XX)01_XX P01, Design and Access Statement Addendum by ORMS dated January 2017, Planning and Heritage Statement Montagu Evans Dated October 2016, Air Quality Assessment XCO2 23/11/2016 and update dated June 2017, Daylight & Sunlight Report by Delva Patman Redler dated November 2016, Energy and Sustainability Statement GDM 25/11/2016, BREEAM Assessment by Verte Ltd dated January 2017, Acoustic Survey by Sandy Brown dated October 2016 and update dated June 2017 by Lee Cunningham Partnership, Archaeological Assessment Pre-Construct dated September 2016, Policy DP1 Assessment Statement and additional off-site assessment by Montagu Evans dated December 2016 and January 2017 and Transport Statement Mayer Brown date January 2017.

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

- 3 The external noise level emitted from plant, machinery or equipment at the development with specified noise mitigation hereby approved shall be 46 dB LAeq, T at 23m, 22 Sandland Street, with all machinery operating together at maximum capacity and an internal noise level of NR35 as designed in report ref: 83633/3/2/5 dated 13 June 2017.

Reason: To safeguard the amenities of the [adjoining] premises [and the area generally] in accordance with the requirements of policies G1, CC1, D1, and A1 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) Samples panels of all facing materials to include brickwork, cladding, and window frames together with manufacturer's specifications.

b) Details including typical sections at 1:10 of all windows (including jambs, head, cill and reveal) and external doors.

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 Camden Plan 2017.

- 5 The use of the new roof terraces hereby permitted shall not be carried out outside the following times: 8.00 and 20.00 Mondays to Sundays.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and D4 of the Camden Local Plan 2017.

- 6 Prior to the use of the first floor rear roof terrace hereby approved, a privacy screen to the rear side of the said terrace adjacent 21-23 Red Lion Street shall be installed at a height of 1.7m from the finished level and shall be permanently maintained and retained thereafter.

Reason: To protect the amenities of neighbouring occupiers in accordance with the requirements of policies A1 of the Camden Local Plan 2017.

- 7 The development hereby approved shall incorporate sustainable design principles and climate change adaptation measures into the design and construction of the development in accordance with the approved sustainability statement (Energy Assessment dated 25 November 2016). Prior to occupation, evidence

demonstrating that the approved measures have been implemented shall be submitted and approved in writing by the Local Planning Authority.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies CC1 and CC2 of the Camden Local Plan 2017.

- 8 Prior to occupation of the development the refuse and recycling storage facilities intended for its occupiers as shown on the drawings hereby approved shall be provided in their entirety. All refuse and recycling storage facilities shall be permanently maintained and retained thereafter.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy CC5 of the Camden Local Plan 2017.

- 9 Air quality monitoring shall be implemented on site. No development shall take place until the air quality monitors, submitted pursuant to (ref 2017/4570/P) have been installed in line with guidance outlined in the GLA's Control of Dust and Emissions during Construction and Demolition Supplementary Planning Guidance and have been in place for 3 months prior to the proposed implementation date. The monitors shall be retained and maintained on site for the duration of the development in accordance with the details thus approved.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy CC4 of the Camden Local Plan 2017.

- 10 The development hereby approved shall be constructed in accordance with the approved energy statement (Sustainability and Energy Statement report dated 25 November 2016) to achieve a 35% reduction in carbon dioxide emissions beyond Part L 2013 Building Regulations in line with the energy hierarchy, and a 8.2% reduction in carbon dioxide emissions through renewable technologies for the extension only and to achieve a 69.4% reduction in carbon dioxide emissions beyond existing building baseline in the refurbished parts with 1.7% reduction from renewables.

Reason: To ensure the development contributes to minimising the effects of, and can adapt to a changing climate in accordance with policies CC1 and CC2 of the Camden Local Plan 2017.

- 11 Full details in respect of the green roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority before the relevant part of the development commences. The buildings shall not be occupied until the approved details have been implemented and these works shall be permanently retained and maintained thereafter.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the environment in accordance with policies CC1, CC2 and A3 of the Camden Local Plan 2017.

- 12 Prior to use of the development, details shall be submitted to and approved in

writing by the local planning authority, of the external noise level emitted from plant/ machinery/ equipment and mitigation measures as appropriate. The measures shall ensure that the external noise level emitted from plant, machinery/ equipment will be lower than the lowest existing background noise level by at least 10dBA as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

Reason: To safeguard the amenities of the adjoining]premises and the area generally in accordance with the requirements of policies A1 and A4 of the Camden Local Plan 2017.

- 13 Prior to use of the development, details shall be submitted to and approved in writing by the Council to confirm that noise emitted by standby or emergency generators during power outages or testing does not exceed the lowest daytime LAeq(15min) as measured or calculated according to BS4142:2014.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the Camden Local Plan 2017.

- 14 Prior to commencement, detailed plans showing the location and extent of photovoltaic cells to be installed on the building shall have been submitted to and approved by the Local Planning Authority in writing. The measures shall include the installation of a meter to monitor the energy output from the approved renewable energy systems. The cells shall be installed in full accordance with the details approved by the Local Planning Authority and permanently retained and maintained thereafter.

Reason: To ensure the development provides adequate on-site renewable energy facilities in accordance with the requirements of policies, CC1 and CC2 of the Camden Local Plan 2017.

- 15 Prior to first occupation full details of the secure and covered cycle storage area for 28 cycles spaces (26 long stay and 2 short stay) including associated staff lockers, showering facilities and accessible door widths of 1.2m for all doors on route to the cycle parking shall be submitted to and approved by the local planning authority. The approved facility shall thereafter be provided in its entirety prior to the first occupation of any part of development, and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policies T1 and T2 of the Camden Local Plan 2017.

- 16 No sound emanating from the use shall be audible within any adjoining premises between 2300 hrs and 0700 hrs.

Reason: To safeguard the amenities of the [adjoining] premises [and the area generally] in accordance with the requirements of policies A1 and A4 of the Camden Local Plan 2017.

Informative(s):

1 Reasons for granting approval of details.

Summary of material changes-

North elevation; Much of the alterations on this elevation would change the approved windows into louvered infill windows which would be of the same size and design of the consented. would also be new rainwater piperwork on this elevation. Considering these are mainly cosmetic and in general rather minor/determinimus, this is considered acceptable. The elevation is to the rear of the property and not facing the wider public realm.

East elevation; Much of the changes would also be new rainwater piperwork on this elevation. Other changes would be on the 6th floor with new curtain walling to replace the consented metal fins on this new extension. These aspects are considered an improvement to the previously approved. Considering these are mainly cosmetic and in general rather minor and away from the wider public viewpoints, this is considered to be acceptable.

West elevation; This would include very minimal changes with a new glass door to replace an existing opening on 4th floor. Like the East elevation, changes would be on the 6th floor with new curtain walling to replace the consented metal fins on this new extension. Again, this is considered an improvement to the previously approved.

South elevation; no new changes.

Other changes; There would be arrangement 6th floor, this would internal rearrangement to remove the air handling unit from the plant and increasing office space by around 38sq.m, this would not see a size and bulk increase of the 6th floor extension. There is also a new stair and handrail leading up from the 5th floor to the 6th which and also a riser, they are considered minor and would not lead to additional amenity issues as this is an existing usable outdoor terrace.

In the context of the permitted scheme, it is considered that the amendments would have a minor material effect on the approved development in terms of appearance, the site constraints or neighbourhood impact. It is considered that the changes are minor in the context of the approved scheme.

The amendments are considered to be acceptable and revisions were sought to increase screening of the roof top plant and was accepted by the councils conservation and design officer.

The proposal do not detract from the approved scheme. The changes are considered acceptable and are similar to the size and design as approved in amendments mentioned above. The full impact of the scheme has already been assessed by virtue of the previous approval granted listed above.

No objection was received following statutory notification of the application prior to

making this decision, yet one comment has been received from a neighbouring property and has been taken into account. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1 and D1 of the Camden Local Plan 2017.

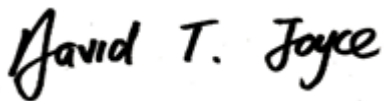
- 2 This approval under Section 73 of the 1990 Act effectively varying the relevant condition of the previous planning permission is subject otherwise to the same terms, drawings, conditions (and obligations where applicable) as attached to the previous planning permission. This includes condition 1 providing for a 3 year time period for implementation which for the avoidance of doubt commences with the date of the original decision (and not this variation).

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