

Mr Ross Perkin  
Emil Eve Architects Ltd  
60a Windus Road  
London  
N166UP

Application Ref: **2017/5152/P**  
Please ask for: **John Diver**  
Telephone: 020 7974 **6368**

8 December 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

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

Proposal:

Submission of facing materials details to 3rd floor rear extension as required by condition 3 of planning permission 2017/1783/P (dated 19/07/2017) for 'Alterations at upper floors including 3rd floor rear extension to facilitate the conversion of existing 5 residential units into 4'.

Drawing Nos: Approval of details report (dated 15/09/17); VMZINC Traditional ventilated standing seam (Natural light-grey Quartz-Zinc) cladding specification; 030\_P\_475, 030\_P\_476, 030\_P\_502, 030\_P\_520, 030\_P\_521; Zinc Reference sheet (H74 Rev T01 18/08/17)

The Council has considered your application and decided to grant permission.

Informative(s):

- 1 The applicant has submitted specifications of specific materials choice for the cladding to the rear extension (standing seam natural light grey quartz-zinc) as well



as details of lead flashings and full constructions plans. Submitted details have been reviewed by the Council's conservation officer. The submitted facing materials details are considered to be of high quality in terms of their tone, texture, finish and application, and to be appropriate for the local vicinity providing a contextual response to the streetscene. The zinc proposed would help to create visual distinction between historic and new volumes, avoiding disruption to the rear composition.

The proposed materials would not have a harmful impact on the appearance of the host buildings and streetscene and are considered appropriate, preserving the character and appearance of the conservation area. It is therefore considered that submitted details are adequate to discharge condition 3.

The full impact of the extent of the proposed development has been previously assessed. The proposed details would not have a harmful impact on the appearance of the host buildings and streetscene or on neighbouring amenity.

As such, the details are in general accordance with policies D1 and D2 of the London Borough of Camden Local Plan 2017.

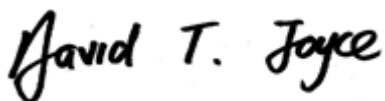
- 2 You are advised that all conditions relating to planning permission 2017/1783/P dated 19/07/2017 which needed details to be submitted, have now been approved.

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