

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

Application Ref: **2017/5250/L**  
Please ask for: **John Diver**  
Telephone: 020 7974 **6368**

8 December 2017

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Approval of Details (Listed Building) Granted**

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

Proposal:

Submission of details of facing materials to 3rd floor extension and service runs for new bathrooms/kitchens, as required by condition 4 of listed building consent 2017/1941/L (dated 11/07/2017) for the 'internal and external alterations including replacement mansard roof, replacement timber sash windows, 3rd floor rear extension in association with conversion of residential units at upper floors'

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); RLS-MRC-R11 Rev PL1 (received 22.11.17); RLS-MRC-U10 Rev PL1 (dated Sept 2017)

The Council has considered your application and decided to grant approval of details (Listed Building).



Informative(s):

- 1 The requirements of this condition relate to the selected facing material choices for the 3rd floor rear extension and service runs for new bathrooms/kitchens in order to ensure that they are appropriately designed or avoid harm to the listed building.

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 contextual justification. The zinc proposed would help to create visual distinction between historic and new volumes, avoiding disruption to the rear composition. The materials would thus respect the special character of the listed building and would not lead to any harmful impact upon it.

Following the submission of revisions, the proposed servicing details for newly installed kitchens and WCs would ensure that due respect is given to internal historic fabric, avoiding any significant intervention. The vast majority of this servicing would be above floor level and within approved boxing in. Where services are needed to run below the floor level they would run with the joists to avoid the need for removal of historic fabric.

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 buildings special architectural or historic interest.

The planning history of the site has been taken into account when coming to this decision. No comments / responses have been received in relation to the proposed development. Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the details are in general accordance with policy D2 of the London Borough of Camden Local Plan 2017. The details also accords with the London Plan 2016 and the National Planning Policy Framework 2012.

- 2 You are advised that all conditions relating to listed building consent application 2017/1941/L (dated 11/07/2017) which needed details to be submitted, have now been approved.

You can find advice about your rights of appeal at:

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

Yours faithfully

Executive Director Supporting Communities

2017/5250/L

*David T. Joyce*

David Joyce  
Director of Regeneration and Planning