

Application ref: 2018/1063/P
Contact: Alyce Keen
Tel: 020 7974 1400
Date: 29 June 2018

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE
Phone: 020 7974 4444
camden.gov.uk
planning@camden.gov.uk
www.camden.gov.uk

MOST Architecture
6 Tindal Street
London
SW9 6UP

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 3rd and 4th Floor
48 Red Lion Street
London
WC1R 4PF

Proposal: Replacement of balustrading, roof access hatch and skylight on existing roof terrace.
Drawing Nos: 221-001_Rev 4; 222-001_Rev 5; 222-002_Rev 5; 223-002_Rev 3; 223-003_Rev 4.

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 The development hereby permitted shall be carried out in accordance with the following approved plans:
221-001_Rev 4; 222-001_Rev 5; 222-002_Rev 5; 223-002_Rev 3; 223-003_Rev 4.

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

Informative(s):

1 Reasons for granting permission.

The proposed alterations involve the replacement of balustrading, a roof access hatch and skylight. The proposed hatch and skylight would not protrude above the existing parapet lines therefore would have limited visibility within the Bloomsbury Conservation Area. The balustrading is proposed to be of a traditional black metal railing at an appropriate height of 1.25m, and would be an improvement on the existing timber screening and steel safety railings. The proposed roof alterations would remain subordinate to the host building in terms of form and scale, and would respect and preserve the design and proportions of the original building and the character and appearance of the Bloomsbury Conservation Area.

Given the scale, form and location of the works to an existing terrace, it is not considered that the proposal would have a detrimental impact on any neighbouring occupiers in terms of daylight, sunlight, outlook or privacy.

No comments have been received prior to making this decision. The planning history of the site and surrounding area were taken into account when coming to this decision.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Area) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies D1, D2 and A1 of the Camden Local Plan 2017. The development would also accord with the National Planning Policy Framework 2012 and the London Plan 2016.

2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that 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, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).

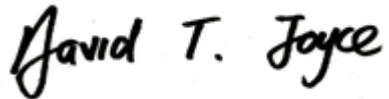
3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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.

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