

Application ref: 2018/4362/P
Contact: Sofie Fieldsend
Tel: 020 7974 4607
Date: 19 November 2018

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

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Montagu Evans LLP
5 Bolton Street
London
W1J 8BA

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 (Approved Drawings) of permission ref: 2016/5571/P dated 15/5/17 (as amended by 2017/3028/P dated 31/08/2017) for (Roof extension to create 6th floor, terraces, rear extension, alterations to front and rear facades, canopy for new cycle parking area); CHANGES include alterations to external façade and fenestration
Drawing Nos: Superseded drawings

Drawing suffix 2077_X_; 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, GE(SO)02_DE P02, GE(WE)02_DE P02, GS(AA)02_DE P02, GS(BB)02_DE 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, GE(SO)02_XX P05, GE(WE)02_XX P07, GS(AA)02_XX P04

Approved drawings:

Drawing suffix 2077_X_; GA_(00)02_DE P02, GA_(01)02_DE P02, GA_(02)02_DE P02, GA_(03)02_DE P02, GA_(04)02_DE P02, GA_(05)02_DE P02, GE(SO)02_DE P03, GE(WE)02_DE P03, GS(AA)02_DE P03, GS(BB)02_DE P04, GA(00)02_XX P06, GA(01)02_XX P05, GA(02)02_XX P05, GA(03)02_XX P05, GA(04)02_XX P05, GA(05)02_XX P06, GE(SO)02_XX P06, GE(WE)02_XX P08, GS(AA)02_XX P06

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 The development hereby permitted shall be carried out in accordance with the following approved plans:

Drawing suffix 2077_X_; SP(XX)01_XX P01, GA_(00)02_DE P02, GA_(01)02_DE P02, GA_(02)02_DE P02, GA_(03)02_DE P02, GA_(04)02_DE P02, GA_(05)02_DE P02, GA_(06)02_DE P01, GA_(B1)02_DE P01, GE(NO)02_DE P03, GE(EA)02_DE P04, GE(SO)02_DE P03, GE(WE)02_DE P03, GS(AA)02_DE P03, GS(BB)02_DE P04, 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 P06, GA(01)02_XX P05, GA(02)02_XX P05, GA(03)02_XX P05, GA(04)02_XX P05, GA(05)02_XX P06, 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 P06, GE(WE)02_XX P08, GS(AA)02_XX P06, 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,

Supporting documents:

Design and Access Statement by ORMS dated 3rd September 2018, 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 as per application ref. 2017/4570/P dated 31/10/2017, or other such details which have been submitted to and approved in writing by the local planning authority demonstrating the location, number and specification of the monitors, including evidence of the fact that they 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 The development shall be carried out in full accordance with the details of the green roof approved in connection with 2018/3910/P on 13/09/2018 or other such details which have been submitted to and approved by the local planning authority demonstrating the green roof. 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 The development shall be carried out in full accordance with the details of the location and extent of photovoltaic cells approved in connection with 2018/0421/P on 10/04/2018 or other such details which have been submitted to and approved in writing by the local planning authority demonstrating the location and extent of photovoltaic cells to be installed on the building including 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 of the development, full details of the secure and covered cycle storage area for at least 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 Reason for granting consent

Material changes from planning ref. 2017/3028/P dated 31/08/2017 include:

The main external alterations include replacement fenestration with a new stick system curtain walling and new grey metal spandrel panels at ground to fifth floor on the south and west elevations. The new fenestration would have a similar siting and scale as existing although the detailed design would have a more simplified appearance. On the west elevation a proposed glass door would be replaced with a window at fourth floor. The proposed amendments to the façade are considered to be of an acceptable design quality and would overall result in minor changes to the approved scheme. The proposed alterations are considered to enhance the character and appearance of the host property and the Bloomsbury Conservation Area.

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.

Given the nature of the amendments, being to the treatment of the building with no increases to its size or height, the development is not considered to create additional amenity concerns in terms of overlooking, loss of privacy, light or a sense of enclosure.

The full impact of the scheme has already been assessed by virtue of permitted scheme, and it is considered that the amendments would have a minor material effect in terms of appearance, neighbouring amenity and general impact.

No comments or objections were received during the consultation period. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017. The proposal also accords with the London Plan 2016 and the NPPF 2018.

- 2 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).
- 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 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.

- 4 The Mayor of London introduced a Community Infrastructure Levy (CIL) to help pay for Crossrail on 1st April 2012. Any permission granted after this time which adds more than 100sqm of new floorspace or a new dwelling will need to pay this CIL. It will be collected by Camden on behalf of the Mayor of London. Camden will be sending out liability notices setting out how much CIL will need to be paid if an affected planning application is implemented and who will be liable.

The proposed charge in Camden will be £50 per sqm on all uses except affordable housing, education, healthcare, and development by charities for their charitable purposes. You will be expected to advise us when planning permissions are implemented. Please use the forms at the link below to advise who will be paying the CIL and when the development is to commence. You can also access forms to allow you to provide us with more information which can be taken into account in your CIL calculation and to apply for relief from CIL.

<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

We will then issue a CIL demand notice setting out what monies needs to paid when and how to pay. Failure to notify Camden of the commencement of development will result in a surcharge of £2500 or 20% being added to the CIL payment. Other surcharges may also apply for failure to assume liability and late payment. Payments will also be subject to indexation in line with the construction costs index.

Please send CIL related documents or correspondence to CIL@Camden.gov.uk

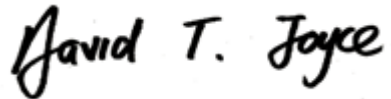
- 5 You are reminded of the need to provide adequate space for internal and external storage for waste and recyclables. For further information contact Council's Environment Services (Waste) on 020 7974 6914/5 or see the website <http://www.camden.gov.uk/ccm/content/environment/waste-and-recycling/twocolumn/new-recycling-rubbish-and-reuse-guide.en>.
- 6 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 paragraph 38 of the National Planning Policy Framework 2018.

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 style with a large initial 'D' and 'J'.

David Joyce
Director of Regeneration and Planning