

Application ref: 2019/1407/P
Contact: Sofie Fieldsend
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Date: 25 July 2019

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MONTAGU EVANS LLP
5 BOLTON STREET
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
20 Red Lion Street
LONDON
WC1R 4PJ

Proposal: Details pursuant to condition 4, parts (a) (materials) and (b) window/doors of planning permission ref. 2016/5571/P dated 15/05/2017 (as amended by 2018/4362/P dated 19/11/2018 and 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

Drawing Nos: Material specification table dated 19/7/19; Illustrative information by Orchard dated 19/7/19; GB265-2201 Rev 00; 2202 Rev 00; 2200 Rev 00; 2203 Rev 00; 4200 Rev 00; 4201 Rev 00; 4202 Rev 00; 4203 Rev 00; 4204 Rev 00; 4210 Rev 00; 4211 Rev 00; 4250 Rev 00; 4251 Rev 00; 4252 Rev 00; 4253 Rev 00; 4254 Rev 00; 4255 Rev 00; 4256 Rev 00; 4257 Rev 00; 4260 Rev 00; 4261 Rev 00; 4262 Rev 00; 4263 Rev 00; 4264 Rev 00; 4265 Rev 00; 2001 Rev B; 2002 Rev B; 2003 Rev B; 2004 Rev B; 2005 Rev B; 2006 Rev B; 2007 Rev B; 2008 Rev B; 2009 Rev B; 2010 Rev B; 2011 Rev B; 2012 Rev B; 2013 Rev B; 2014 Rev B; 2015 Rev B; 2018 Rev B; 2016 Rev B; 2017 Rev B; 2026 Rev B; 2027 Rev B; 2028 Rev B; 2035 Rev B; 2036 Rev B; 2019 Rev A; 2020 Rev A; 2021 Rev A; 2022 Rev A; 2023 Rev A; 2024 Rev A; 2025 Rev B; 2033 Rev A; 2034 Rev A; 2029 Rev A; 2030 Rev A; 2031 Rev A; 2032 Rev A; 3001 Rev C; 3002 Rev F; 3003 Rev F; 3004 Rev B; 3005 Rev A; 3006 Rev A; 3007 Rev A; 3008 Rev A; 4001 Rev B; 4002 Rev B; 4003 Rev B; 4004 Rev B; 4005 Rev A; 4006 Rev B; 4007 Rev B; 4008 Rev B; 4009 Rev B; 4010 Rev B; 4011 Rev B; 4012 Rev B; 4013 Rev B; 4014 Rev A; 4015 Rev A; 4016 Rev A; 4017 Rev A; 4018

Rev A; 4019 Rev B; 4020 Rev B; 4021 Rev B; 4022 Rev B; 4023 Rev B; 4024 Rev B; 4025 Rev A; 4026 Rev A; 4027 Rev A; 4028 Rev A; 4029 Rev A; 4030 Rev A; 4031 Rev A; 4032 Rev A; 4033 Rev A; 4034 Rev A; 4035 Rev A; 4036 Rev A; 4037 Rev A; 4038 Rev A; 4039 Rev A; 4040 Rev A; 4041 Rev A; 4042 Rev A; 4043 Rev A; 4044 Rev A; 4045 Rev B; 4048 Rev B; 5001 Rev B; 5002 Rev B; 0001 Rev B; 0002 Rev A; 0003 Rev C; 0004 Rev A; 0201 Rev 00; 3009 Rev A; 4058 Rev A; 4060 Rev A; 4061 Rev B.

The Council has considered your application and decided to grant approval of details.

Informative(s):

1 Reason for granting consent

Condition 4 (a) requires samples panels of all facing materials to include brickwork, cladding, and window frames together with manufacturer's specifications. Also further details of typical sections at 1:10 of all windows (including jambs, head, cill and reveal) and external doors are required by part (b).. Samples were provided for all materials and the brick proposed was revised in line with comments from the Council's Conservation Officer

The materials proposed are as follows:

- Stone work (Nero Africa Impala Granite)
- brickwork (Taylor Maxwell: Hilton bankside brand finished with a wash)
- Render (White: STO Render flexcote)
- Fins (Black aluminium)
- Fenestration (aluminium)
- Curtain walling (aluminium)
- Louvres (galvanised tin/steel with black finish)
- Glass privacy screen (translucent glass)
- Cladding (Grey aluminium spandrel panel, black aluminium panels and white aluminium for door surround at ground floor)

Samples were viewed on-site by the Council's conservation officer and are considered appropriate in the context of the development and would ensure the high quality design is secured throughout the development.

The detail provided for the windows and external doors were considered to be satisfactory and the Council's Conservation Officer raised no objection. It is considered that the details would safeguard the appearance of the premises and the character of the immediate area.

The full impact of the proposed development has already been 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 Camden Plan 2017.

2 You are reminded that condition 15 (cycle parking) of planning permission 2016/5571/P dated 15/05/2017 (as amended by 2018/4362/P dated

19/11/2018 and 2017/3028/P dated 31/08/2017) still requires details to be submitted.

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 2019.

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, appearing to read 'DPope', is positioned above the typed name and title.

Daniel Pope
Chief Planning Officer