



Application ref: 2019/1401/P  
Contact: Sofie Fieldsend  
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Date: 18 November 2019

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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Montague 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:  
**20 Red Lion Street**  
**London**  
**WC1R 4PJ**

#### **Proposal:**

Variation of conditions 2 (Approved Drawings), 7 (sustainable design) and 10 (carbon reduction) of permission ref: 2016/5571/P dated 15/05/2017 (as amended by 2019/1853/P dated 30/5/19, 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'; CHANGES include alterations to cycle store, lift overrun, external facade, plant/extraction, fenestrations and western entrance (revised description)

Drawing Nos: Superseded:

Drawing suffix 2077\_X : GA(00)02\_XX P06; GA(01)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; GA(06)02\_XX P07 21.07.17; GE(NO)02\_XX P09; GE(EA)02\_XX P09; GS(BB)02\_XX P05; GS(XX)01\_XX P01; GA(B1)02\_XX P06; RLS-ORM-00-07-DR-A-07007 P06; Energy and Sustainability Statement GDM 25/11/2016 and Acoustic Survey by Sandy Brown dated October 2016 and update dated June 2017 by Lee Cunningham Partnership

Proposed:

Drawing suffix 2077\_X\_: GE(NO)03\_EX P01; GA(00)02\_XX P11; GA(01)02\_XX P06; GA(04)02\_XX P07; GA(05)02\_XX P08; GA(06)02\_XX P07 26.02.19; GA(B1)02\_XX P08; GE(SO)02\_XX P11; GE(EA)02\_XX P13; GE(NO)02\_XX P13; GE(NO)03\_XX P03; GE(WE)02\_XX P14; GS(AA)02\_XX P08; GS(BB)02\_XX P10; GS(XX)01\_XX P05; RLS-ORM-00-07-DR-A-07007 P12; Acoustic Consultancy Report ref. 90193/3/1/10 by ICP dated 11/3/19 and Sustainability and Energy Statement by GDM Rev T2 dated 14.02.19.

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 For the purposes of this decision, condition no.2 planning permission 2018/4362/P dated 19/11/2018 shall be replaced with the following condition:

#### REPLACEMENT CONDITION 2

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

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(NO)03\_EX P01; 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 P11; GA(01)02\_XX P06; GA(02)02\_XX P05; GA(03)02\_XX P05; GA(04)02\_XX P07; GA(05)02\_XX P08; GA(06)02\_XX P07 26.02.19; GA(07)02\_XX P06; GA(B1)02\_XX P08; GE(NO)02\_XX P13; GE(NO)03\_XX P03; GE(EA)02\_XX P13; GE(SO)02\_XX P11; GE(WE)02\_XX P14; GS(AA)02\_XX P08; GS(BB)02\_XX P10; 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 P05; RLS-ORM-00-07-DR-A-07007 P12.

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 Sustainability and Energy Statement by GDM Rev T2 dated 14.02.19, BREEAM Assessment by Verte Ltd dated January 2017, Acoustic Consultancy Report ref. 90193/3/1/10 by ICP dated 11/3/19, 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 NR38 as designed in Acoustic Consultancy Report ref. 90193/3/1/10 by ICP dated 11/3/19.

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 The development shall be carried out in full accordance with the details of the sample panels of all facing materials and sections of all windows and external doors, approved in connection with 2019/1407/P on 25/07/2019 or other such details which have been submitted to and approved in writing by the local planning authority including:

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 approved details shall be implemented and be permanently retained thereafter. 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 For the purposes of this decision, condition no.7 planning permission 2018/4362/P dated 19/11/2018 shall be replaced with the following condition:

#### REPLACEMENT CONDITION 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 (Sustainability and Energy Statement dated 14.02.19). 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 For the purposes of this decision, condition no.10 planning permission 2018/4362/P dated 19/11/2018 shall be replaced with the following condition:

#### REPLACEMENT CONDITION 10

The development hereby approved shall be constructed in accordance with the approved energy statement (Sustainability and Energy Statement report dated 14.02.19) 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 The development shall be carried out in full accordance with the details of the external noise level emitted from plant/ machinery/ equipment and mitigation measures approved in connection with 2019/1854/P on 24/04/2019 or other such details which have been submitted to and approved by the local planning authority demonstrating the noise 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 The development shall be carried out in full accordance with the details of the noise emitted by standby or emergency generators approved in connection with 2019/1854/P on 24/04/2019 or other such details which have been submitted to and approved by the local planning authority demonstrating 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 The development shall be carried out in full accordance with the 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, approved in connection with 2019/4228/P on 04/09/2019 or other such details which have been submitted to and approved in writing by the local planning authority. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained and maintained 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. 2018/4362/P dated 19/11/2018 include alterations to cycle store, lift overrun, external facade, plant/extraction, fenestrations and refurbished side entrance.

It is noted that there is a separate emergency exit on Red Lion Street and this will be refurbished with a set of glazed double doors and replacement steps. At 4th floor, four doors which provided access to the terrace will be replaced with similar style windows. On the north elevation at ground floor, the access door will marginally increase in width and on the east elevation a 5th floor window is removed. The 6th floor curtain walling will be reduced by 130mm. The various alterations to the fenestration across the building are acceptable.

The cycle store is proposed to now accommodate 40 cycle spaces from 26 and it will be moved away from the boundary. The overall scale of store is marginally reduced and it is not visible from the public realm. Highways officers

raised no objection to this revision.

One additional air conditioning unit, one satellite dish and the insertion and reconfiguration of associated plant equipment is proposed at roof level. Also the lift overrun will marginally increase its footprint and height. On the courtyard elevation 6 additional louvres will be installed. Given their scale and siting these alterations would not be visible from the street and the alterations are considered to be minor.

The proposed amendments to the elevations, roof, plant and cycle store are considered to be of an acceptable design quality and would overall result in minor changes to the approved scheme and would be acceptable also in terms of their siting and scale. The proposed alterations are considered to preserve the character and appearance of the host property and the Bloomsbury Conservation Area. The Council's Conservation Officer raised no objection.

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.

A revised noise survey has been submitted in support of the application. The Council's Environmental Health officer has reviewed the information and considers it to be acceptable, subject to noise compliance being secured by planning condition. The development would not result in a material impact on the amenity of neighbouring properties in terms of noise. The other alterations given their scale and siting are not considered to harm the amenity of neighbouring properties in terms of loss of light, privacy, overlooking or a sense of enclosure.

A revised sustainability statement was provided which takes into consideration the redesign and new louvres. The Council's Sustainability officer has reviewed the information and considers it to be acceptable and the S106 legal agreement and conditions 7 and 10 were updated to reflect this new report. 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, CC1, CC2, D1 and D2 of the Camden Local Plan 2017. The proposal also accords with the London Plan 2016 and the NPPF 2019.

- 2 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street

London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.

- 3 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

- 4 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 2019.

You can find advice about your rights of appeal at:

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

Yours faithfully



Daniel Pope  
Chief Planning Officer