

Application ref: 2019/4806/P  
Contact: Josh Lawlor  
Tel: 020 7974 2337  
Date: 2 December 2019

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
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MOST Architecture  
11 York Road  
9th Floor, The Tower Building  
MOST, Whitby Wood  
London  
SE1 7NX

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Flat 3**  
**47 Red Lion Street**  
**London**  
**WC1R 4PF**

Proposal:

Refurbishment of existing roof terrace including installation of replacement roof hatch and metal railing, new planter and decking  
Drawing Nos: A010-4, A303-4, A202-4, A101-4, A010-4 A, A310-5 and A320

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 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans [A320-4, A101-4, A101-4, A202-4, A303-4, A310-5]

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 and a roof access hatch. The proposed hatch 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 1.24m which would be an improvement on the existing steel safety railings. These will be safer and compliant with Building Regulations and also will be consistent in terms of location and design as railings approved at no. 48 under ref. 2018/1063/P dated 29/06/2018 and then amended under ref. 2018/4306/P dated 02/11/2018. Officers note that to the rear railings have been granted to the flat roof of Flat 2 47 Red Lion Street under ref. 2017/6811/P dated 09/02/2018. The railings to both the front facing Red Lion Street and the rear facing Lamb's Conduit Street would be barely perceptible from public views.

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 2019 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 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 written over a faint circular stamp.

Daniel Pope  
Chief Planning Officer