

Planning Statement

25-26 Red Lion Street, Holborn, London, WC1R 4PS

Erection of a Rear Extension to the Restaurant (Use Class A3)

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Registered Office:

The Old Church, 48 Verulam Road

St Albans

AL3 4DH

01727 519218

info@walbrookplanning.co.uk

walbrookplanning.co.uk

Contents

1	Introduction	4
2	The Development Plan and Other Material Considerations	6
3	Conclusion	11

1. Introduction

- 1.1 This Planning Statement has been prepared by Walbrook Planning Consultants in support of the planning application submitted for the erection of a rear extension to the existing restaurant at 25-26 Red Lion Street, Holborn, London WC1R 4PS.
- 1.2 The extension proposed is single storey, consisting of a flat roof and 2 lantern glass rooflights, bifold doors and a glazed canopy. It is considered to relate well to local character in terms of scale, design and materials.
- 1.3 The site is within the defined boundary of Holborn, situated within the London Borough of Camden (Camden Local Plan, 2017) and within the Bloomsbury Conservation Area. Sustainability is at the heart of the proposal to create an extension which contributes towards the growth and viability of the local business and supports Camden's local economy.
- 1.4 Planning approval for a rear glazed extension was gained in 2010. A planning enforcement case has been appealed, regarding the larger dual pitched glazed extension built on site which was refused Retrospective permission in 2018. This application proposes a new design, smaller in width and height than the existing dual pitched extension, with a high-quality design and materials.

Planning History

- 1.5 The planning history for 25-26 Red Lion Street is outlined below.

Application Reference	Proposal	Status
PSX0005444	Removal of condition 2 and new signage and shopfront with retractable awning	Withdrawn
2018/5056/P	Installation of extraction louvre to front elevation (retrospective)	Refused
2018/4645/P	Erection of canopy within rear garden (retrospective)	Refused
2016/1940/P	Details of construction management statement required by condition 5 of planning permission for erection of a roof extension at 4 th floor level to provide one 2-bedroom flat	Granted
2015/3051/P	Erection of a roof extension at 4 th floor level to provide one 2 bedroom flat and associated reconfiguration of existing extract duct to rear	Granted

2014/5910/P	Erection of a roof extension at 4 th floor level to provide a 2 bedroom flat and associated reconfiguration of existing extract duct to rear	Refused
2013/3640/P	Erection of a roof extension at 4 th floor level to provide a 2 bedroom flat and associated reconfiguration of existing extract duct to rear	Refused
2010/5145/P	Erection of single storey rear extension to existing restaurant (Class A3)	Granted
2004/2620/P	Renewal of planning permission dated October 1999 for the change of use of part basement and ground floor of no. 25 from retail (A1) and amalgamation with existing restaurant use at No. 26 to form a A3 Unit with associated shopfront alterations	Withdrawn
PS9904623	Change of use of part basement and ground of no.25 from retail use, and amalgamation with existing restaurant use at basement and ground of no.26 to form a A3 unit with associated shopfront alterations	Granted
PS9804858	Application for a Certificate of lawfulness for the existing use of the paved area to the rear of the existing restaurant premises for the consumption of food and drink (35 covers) in association with the wine bar/restaurant, as shown by Ordnance Survey plan at 1:1250 showing the site boundary	Granted
P9603197R1	Change of use of ground floor from a snack bar (A1) to a Kebab House (A3), as shown on drawing number BCE94 147 VENT 1	Granted
30543	Use the two storey premises to the rear of 25 Red Lion Street as kitchens for the preparation of hot and cold food for distribution to retail premises elsewhere	Not Required
29862	The change of use of the rear premises from light industrial to catering facilities	Refused
29433	The erection of a single storey ground floor rear extension to provide additional accommodation for the wine bar	Conditional

The Site

- 1.6. As defined by the Camden Council Local Plan (2017), the site is within the district of Holborn and the Bloomsbury Conservation Area. The property is set within a row of 4-storey townhouses and is within close proximity to Holborn Underground Station and a short walk to numerous bus stops.
- 1.7. The property is centrally located within the urban area on a pedestrian friendly road in Holborn with various businesses surrounding it, including cafes, alternative restaurants and a barber.
- 1.8. The proposed extension is situated to the rear of the site on the ground floor level. The site is enclosed by tall boundary walls and is surrounded by numerous rear extensions on all sides.

2. The Development Plan and Other Material Considerations

- 2.1 The starting point for the consideration of this application is section 38 (6) of the Planning and Compulsory Purchase Act 2004 which requires that this application be determined in accordance with the development plan unless material considerations justify otherwise.
- 2.2. The relevant development plan for the area is the Camden Local Plan (2017). In accordance with paragraph 213 of the National Planning Policy Framework (NPPF) revised February 2019, due weight should only be given to the relevant policies in Local Plan according to their degree of consistency with the NPPF (the closer the policies in the plan to the policies in the NPPF, the greater the weight that may be given).
- 2.3. At the heart of the NPPF is a presumption in favour of sustainable development. (Paragraph 11) For decision-taking this means approving development proposals that accord with the development plan without delay.
- 2.4. Other material considerations include the National Planning Practice Guidance (“NPPG”).

NPPF and the Principal of Development

- 2.5. Paragraph 80 of the NPPF states the following:
- 80. Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.*
- 2.6. Paragraph 85 states the following:
- 85. Planning policies and decisions should support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation. Planning policies should:*
- a) define a network and hierarchy of town centres and promote their long-term vitality and viability – by allowing them to grow and diversify in a way that can respond to rapid changes in the retail and leisure industries, allows a suitable mix of uses (including housing) and reflects their distinctive characters.*
- 2.7. Paragraph 127 states that:
- 127. Planning policies and decisions should ensure that developments:*

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development and support local facilities and transport networks.

- 2.8. The proposed works at 25-26 Red Lion Street are expanding the restaurant facilities into the courtyard, investing in a rear extension, adapting to business needs. The extension utilises the un-used rear courtyard space for additional restaurant space, contributing to local productivity and economic growth.

Camden Local Plan (2017)

- 2.9. Camden Council Local Plan (2016 – 2033) was adopted in July 2017. The local plan replaces the Core Strategy (2010) and Development Policies planning documents adopted in 2010.
- 2.10. As such, according to the Local Plan (2017), the following policies are found to be relevant to this site and application:

- **Policy G1 - Delivery and Location of Growth**

The Council's objective is to create the conditions for growth to provide the homes, jobs and other facilities needed to support it, while ensuring that growth delivers opportunities and benefits for our residents and businesses. This plan aims to deliver sustainable growth while continuing to preserve and enhance the features that make Camden such an attractive place to live, work and visit.

- **Policy E2 Employment Premises and Sites**

The Council will encourage the provision of employment premises and sites in the borough. We will protect premises or sites that are suitable for continued business use, in particular premises for small businesses, businesses and services that provide employment for Camden residents and those that support the functioning of the Central Activities Zone (CAZ) or the local economy.

- **Policy A4 Noise and Vibration**

This policy seeks to ensure that noise and vibration is appropriately considered at the design stage and that noise sensitive uses are not negatively impacted by noise and vibration or that existing uses (such as music venues, theatres and some employment uses) are not unduly restricted through the introduction of nearby noise sensitive uses.

- **Policy D1 Design**

The Council will require all developments, including alterations and extensions to existing buildings, to be of the highest standard of design and will expect developments to consider: character, setting, context and the form and scale of neighbouring buildings; the character and proportions of the existing building, where alterations and extensions are proposed; the prevailing pattern, density and scale of surrounding development; the suitability of the proposed design to its intended use; inclusive design and accessibility; its contribution to public realm and its impact on views and vistas; and the wider historic environment and buildings, spaces and features of local historic value.

Planning Considerations:

- 2.10. Red Lion Street is a pedestrian friendly, urban street, with shops, restaurants and residential uses. It falls within Sub Area 11 (Queen Square/Red Lion Square) of the Bloomsbury Conservation Area. A variety of building types, styles and ages are characteristic of this area, having been largely redeveloped during the 19th and 20th centuries.
- 2.11. The buildings fronting the road are tall townhouses, predominantly 4-stories in height, each with a rear courtyard. The majority of buildings along Red Lion Street have already erected rear extensions or larger outbuildings in their rear garden spaces, mostly at a height of single storey. The adjoining unit to this application site contains a larger 2-storey rear outbuilding. A range of roof types are found in the area, including dual pitched, flat and even mansard.
- 2.12. Directly adjoining the site is a larger, 2-storey outbuilding to the rear of 25 Red Lion Street. This building consists of a dual pitched roof with 4 rooflights. Adjoining this, to the rear of 24 Red Lion Street is a large, single storey extension with a flat roof, containing 2 larger rooflights.
- 2.13. A range of materials are also found nearby. Yellow brick is the material most characteristic in this area, as well as white render and concrete. Modern additions consist of glazed office and residential buildings, with aluminium cladding. The existing rear extensions and outbuildings reflect this range of materials and designs, with various brick and render, as well as glazed extensions and conservatories found to the side and rear of Three Cups Yard and Bedford Row.
- 2.14. This application proposes a flat roof, rear extension at a single storey height. On the northern elevation, bi-fold doors open into an outdoor seating area with a glass roof canopy. Timber deck flooring is proposed in the outdoor area, with planters against the high boundary walls.
- 2.15. The single storey element causes no overshadowing or overlooking of neighbouring properties or uses and the flat roof design with rooflights and a glass roof canopy section reflects the local character and the designs of existing rear extensions and outbuildings found close to the site.

- 2.16. The proposed reflects local character in terms of materials, form, scale and setting, and is compliant with Policy D1 design.
- 2.17. Policy G1 guidelines encourage efficient use of land and buildings within the area. The council supports development that makes the best use of its site, taking into consideration quality of design, the surroundings, sustainability and any other considerations relevant to a given site. The proposed rear extension is effectively using the rear courtyard area which would otherwise be unused, to expand the restaurant facility space.
- 2.18. The restaurant is a small local business within the Central Activities Zone (CAZ). The proposed extension will increase the floorspace of the restaurant, creating potential for further employment and ensuring the small business' continued viability which in turn will allow it to continue supporting the local economy.
- 2.19. The proposed works at 25-26 Red Lion Street are compliant with the Policy E2 requirements, where the employment floorspace is being maximised as a result of the extension into the rear courtyard, maximising restaurant facility space and supporting the local business and local economy.
- 2.20. Policy A4 sets out guidelines on Noise and Vibration. The proposed extension meets the requirements of the policy as the additional restaurant floor space will not have any significant negative impact on nearby neighbouring amenities. The nature of the business is a restaurant (Use class A3), where the proposed development will be for restaurant use and will not be generating unacceptable noise levels, nor extending into unsociable hours.

Camden Planning Guidance, Design (2019)

- 2.21. The Camden Design SPD was updated in March 2019. Section 5 of the Design SPD provides guidance for alterations and extensions in non-residential development. Paragraph 5.12 quotes the following principals to be reflected in proposed extensions to ensure they are sensitively and appropriately designed:
- *Having regard to the scale, form and massing of neighbouring buildings;*
 - *Using materials and detailing that are sympathetic to the hots building and buildings nearby;*

- *the effects of the proposal on the amenity of adjacent residential properties with regard to daylight, sunlight, outlook, light pollution/spillage, privacy or the working conditions of occupants of adjacent non-residential buildings;*
- *making use of sustainable materials wherever possible taking into account their lifespan, environmental performance (e.g. U values) and durability, e.g. changes to the visual appearance of materials from weathering.*

- 2.22. As mentioned previously, the buildings along Red Lion Street consist of a range of materials, scales and designs. While predominantly taller buildings are present fronting the street, there are many smaller extensions and outbuildings to the rear of the buildings. A range of single and 2-storey extensions and outbuildings which fill each individual plot are present, with materials varying for each, including yellow brick, render and glazed, with dual pitched and flat rooves. Adjacent to the site a 2-storey yellow brick, rear outbuilding with a dual pitched slate roof. Adjacent again is a single storey rendered extension with a flat roof and large rooflights which fills the entire rear garden space.
- 2.23. The proposed works to the rear of 25-26 Red Lion Street will provide a single storey, flat roof extension with 2no lantern glass roof lights, timber frames and a glazed canopy over the doors. The proposed materials are of a high durability and insulation. The extension would appear subordinate to the main and adjacent buildings and the site is enclosed with high boundary walls and will therefore not be visible from the public realm.
- 2.24. As mentioned previously, these extensions are characteristic of this area. A range of extensions, including flat roof extensions and various styles of rooflights can be found in the immediate vicinity of the site. Glazed extensions and conservatories are also found close to the site, found to the side and rear of Three Cups Yard and to the rear of multiple properties on Bedford Row.
- 2.25. The single storey element causes no impact on neighbouring amenity in regard to overlooking or overshadowing as it will sit lower than the existing boundary wall around the restaurant. The adjoining uses to the restaurant also have either single or 2 storey rear extensions and outbuildings. The proposed extension relates well to the existing pattern of development to the rear of Red Lion Street.
- 2.26. This site was awarded planning permission for a glazed rear extension in 2010 (ref: 2010/5145/P). The design changes for this application have seen the width of the extension increase to the boundary walls and the addition of a dual pitched roof. The new design reflects local character and the adjoining rear extensions and outbuildings more strongly.
- 2.27. The extension is compliant with the guidance put forward in the Camden Design SPD.

3.0 Conclusion:

- 3.1 This application seeks permission to extend the restaurant facility (A3) into the rear courtyard at 25 – 26 Red Lion Street, Holborn, London WC1R 4PS with a single storey, flat roof rear extension.

- 3.2 The site is centrally located within an urban area and is part of London’s ‘Central Activities Zone’. The site is located within close proximity to numerous restaurants (A3) and bars. The development is located within a very sustainable location and will support the viability and growth of the business, in turn supporting the local economy.

- 3.3 The design relates well to the existing character to the rear of Red Lion Street, in terms of scale, form and materials. The extension is not considered to cause any detrimental impact on the character and appearance of the building, on the Bloomsbury Conservation Area or to neighbouring amenity.

- 3.4 The application is compliant with the Camden Local Plan (2017), The National Planning Policy Framework (2019) and Camden Design SPD and it is requested that permission is granted.