

Application ref: 2016/5168/L
Contact: Kate Henry
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Date: 13 February 2020

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Nathaniel Lichfield & Partners
14 Regent's Wharf
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**14 - 17 Red Lion Square
London
WC1R 4QH**

Proposal:

Various internal and external works in association with change of use from office use to residential use to create 4x self-contained dwellings

Drawing Nos: 010 Rev. A; 011 Rev. A; 012 Rev. A; 013 Rev. A; 014 Rev. A; 015 Rev. A; 020; 021; 030 Rev. A; 031 Rev. A; 301 Rev. A; 120; 121; 122; 123; 124; 200; 201; 300 Rev. A; Planning Statement (dated 29 June 2016); Design & Access Statement (dated May 2016); Heritage Statement (dated June 2016); Room by Room Survey (dated May 2016); Flood Risk Statement and Drainage Strategy (dated December 2015); Outline Fire Safety Strategy (dated 11/12/2015); Sustainability and Energy Statement (dated May 2016); Acoustic Assessment (dated December 2015); Transport Statement (dated May 2016); Utilities and Servicing Statement (dated May 2016); Air Quality Assessment (dated December 2015); Affordable Housing Viability Report (dated June 2016)

The Council has considered your application and decided to grant Listed Building Consent subject to the following condition(s):

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three

years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: 010 Rev. A; 011 Rev. A; 012 Rev. A; 013 Rev. A; 014 Rev. A; 015 Rev. A; 020; 021; 030 Rev. A; 031 Rev A; 301 Rev. A; 120; 121; 122; 123; 124; 200; 201; 300 Rev. A.

Reason: For the avoidance of doubt and in the interest of proper planning.

- 3 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) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and sample panels of those materials (to be provided on site);

b) Elevation, plan and section drawings at 1:2 or 1:10 as appropriate of all doors, fireplaces, cornices and skirting (providing the context of the walls / any joinery in which they are set);

c) Elevation, plan and section drawings at 1:2 or 1:10 as appropriate of risers, bulkheads, and any new pipe or wire runs which require notching of joists (providing the context of the walls, floor structure or any joinery in which they are set);

d) Elevation and section drawings at 1:10 with glazing bar details and moulding profiles at 1:2 of any replacement windows.

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 special architectural or historic interest of the building(s) in accordance with the requirements of Policy D2 of the Camden Local Plan 2017.

- 4 Any fireplaces, stoves, corncing, skirting, panelling or joinery exposed once works are commenced and not explicitly identified and labelled for retention or removal within the drawings hereby approved shall be retained in situ for inspection by the Council's Conservation Officer.

Reason: To safeguard the special architectural or historic interest of the building(s) in accordance with the requirements of Policy D2 of the Camden Local Plan 2017.

- 5 No lath and plaster ceiling- or wall-fabric, and no timber panelling shall be removed, except where removal has been explicitly indicated on the drawings hereby approved.

Reason: To safeguard the special architectural or historic interest of the building(s) in accordance with the requirements of Policy D2 of the Camden

Local Plan 2017.

- 6 All new external and internal works and finishes and works of making good shall match the existing work adjacent in respect of materials used, detailed execution and finished appearance, except where indicated otherwise on the approved drawings hereby approved or as required by any condition(s) attached to this consent.

Reason: To safeguard the special architectural or historic interest of the building(s) in accordance with the requirements of Policy D2 of the Camden Local Plan 2017.

Informative(s):

- 1 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.

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