

Application ref: 2019/3406/P
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Date: 4 December 2020

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Jennifer Dyne
David Kohn Architects Ltd
Bedford House
125-133 Camden High Street
London NW1 7JR

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:
50 C Red Lion Street
London
WC1R 4PF

Proposal:

Part demolition of the existing building, erection of a new front facade and external staircase on the front elevation, rebuild of chimney, raising of roof slopes and erection of a roof extension with roof terrace to enlarge existing two-bedroom residential unit. Insertion of new windows and/or doors on the rear and side elevation. Provision of waste and recycling storage, cycle parking and amenity space.

Drawing Nos: 218-PL01-01, 218-PL02-01, 218-PL02-02, 218-PL02-03, 218-PL02-04, 218-PL04-01, 218-PL04-02, 218-PL04-03, 218-PL05-01, 218-PL05-02, 218-PL05-03, 218-PL14-01revA, 218-PL14-02revA, 218-PL14-03revA, 218-PL15-01revA, 218-PL15-02revA, 218-PL15-03revA, 218-PL12-01revA, 218-PL12-02revA, 218-PL12-03revA, 218-PL12-04revA, 218-PL12-05revA

David Kohn Architects Design & Access Statement rev 10.06.20, Addendum Icenii Projects Heritage Statement revA (amendments dated June 2020), Structural Engineer's Report prepared by Cobb and Company revision B, CGMS Heritage Archaeological Desk Based Assessment, Planning Statement by Collective Planning.

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 policies 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:

218-PL01-01, 218-PL02-01, 218-PL02-02, 218-PL02-03, 218-PL02-04, 218-PL04-01, 218-PL04-02, 218-PL04-03, 218-PL05-01, 218-PL05-02, 218-PL05-03, 218-PL14-01revA, 218-PL14-02revA, 218-PL14-03revA, 218-PL15-01revA, 218-PL15-02revA, 218-PL15-03revA, 218-PL12-01revA, 218-PL12-02revA, 218-PL12-03revA, 218-PL12-04revA, 218-PL12-05revA

David Kohn Architects Design & Access Statement rev 10.06.20, Addendum Icení Projects Heritage Statement revA (amendments dated June 2020), Structural Engineer's Report prepared by Cobb and Company revision B, CGMS Heritage Archaeological Desk Based Assessment, Planning Statement by Collective Planning.

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

- 4 The approved cycle facility shall be provided in its entirety prior to the first occupation of the dwellinghouse, and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T1 of the London Borough of Camden Local Plan 2017.

- 5 Before the relevant part of the work is begun, 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:

a) Details including sections at 1:10 of all windows (including jambs, head and cill), ventilation grills, external doors);

b) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

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 appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 6 The rear facade shall be suitably protected and retained in its entirety for the duration 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 London Borough of Camden Local Plan 2017.

Informative(s):

- 1 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).
- 2 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.
- 3 You are advised the developer and appointed / potential contractors should take the Council's guidance on Construction Management Plans (CMP) into consideration prior to finalising work programmes and must submit the plan using the Council's CMP pro-forma; this is available on the Council's website at <https://beta.camden.gov.uk/web/guest/construction-management-plans> or contact the Council's Planning Obligations Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444). No development works can start on site until the CMP obligation has been discharged by the Council and failure to supply the relevant information may mean the council cannot accept the submission as valid, causing delays to scheme implementation. Sufficient time should be afforded in work plans to allow for public liaison, revisions of CMPs and approval by the Council.
- 4 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 5 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

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer