

Reference: PP-09973025  
Email: peter.bovill@montagu-evans.co.uk

Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

25 June 2021

Dear Sir/ Madam

**26 RED LION SQUARE, WC1R 4HQ**  
**APPLICATION FOR A LAWFUL DEVELOPMENT CERTIFICATE FOR A PROPOSED USE OR DEVELOPMENT**

On behalf of our client, Railway Pension Nominees Limited, please find enclosed an application for a lawful development certificate for a proposed use or development (CLOPUD).

**Planning History**

Planning permission was granted on 16 June 1988 under application reference 8602349 for:

*"The redevelopment of the site by the erection of a building comprising basement ground and six upper floors with rooftop plant for office use six 2-bedroom residential flats four retail shops one restaurant and leisure use and parking for nine cars."*

**Proposed Application**

This application seeks a certificate to confirm that the infilling of the existing atrium at 26 Red Lion Square does not require planning permission.

The Town and Country Planning Act 1990 (TCPA) Section 55 states the following operation is not considered, for the purposes of the Act, too constitute development of the land:

*"2a the carrying out for the maintenance, improvement or other alteration of any building of works which:*

- i) Affect only the interior of the building; or*
- ii) Do not materially affect the external appearance of the building."*

In line with the definition of what constitutes development for the purposes of the TCPA, planning permission is not required to infill the atrium to create additional floorspace.

In light of the above we consider that a certificate of lawful development should be approved as the proposed infill works do not fall within the definition of development.

**Administrative Matters**

The planning application fee has been calculated in accordance with the Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012 (as amended) as £1,155.00 plus the £23.33 (+VAT) planning portal service charge.

We enclosed existing & proposed drawings for the proposed atrium infill, as well as site location plan.

We trust that the enclosed information is sufficient for you to be able to register and validate the application. However, please do not hesitate to contact either Peter Bovill (020 7312 7456 / [peter.bovill@montagu-evans.co.uk](mailto:peter.bovill@montagu-evans.co.uk)) or Louisa Smith (07469 379425 / [louisa.smith@montagu-evans.co.uk](mailto:louisa.smith@montagu-evans.co.uk)) should you require any additional information or have any queries on the enclosed.

Yours sincerely

MONTAGU EVANS LLP

**MONTAGU EVANS LLP**

Enc.