

Application ref: 2021/3964/P
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Date: 15 March 2022

Development Management
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London Borough of Camden
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GD Surveyors Ltd
Unit 2
The Old Dairy
Danegate
Eridge Green
Tunbridge Wells
TN3 9HU

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Beaconsfield
64 Red Lion Street
London
WC1R 4PA

Proposal:
Installation of SafeRail Freestanding Guardrail system to roof perimeter. (retrospective)

Drawing Nos: Saferail Freestanding Guardrail System spec sheet; 1928-001; 1928-002; 1928-003; 1928-004; 1928-010; 1928-011; 1928-012

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 shall be carried out in accordance with the following approved plans:

Saferail Freestanding Guardrail System spec sheet; 1928-001; 1928-002;
1928-003; 1928-004; 1928-010; 1928-011; 1928-012

Reason:

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

Informative(s):

1 Reasons for granting permission. [Delegated]

The proposal is acceptable in design terms. The application site is a modern seven-storey block of flats known as 'Beaconsfield' situated within the Bloomsbury Conservation Area. Planning permission is sought for the retention of white metal railings at roof level surrounding the perimeter of the roof which were installed in June 2021.

The railings are not immediately visible at street level when stood near the property, however they are visible in longer views along Sandland St/Eagle St and Red Lion St. It is not considered that the railings have a negative impact on the overall appearance of the property or the wider conservation area. It is also noted that similar properties in the Red Lion Square Estate, such as Culver House (15 Princeton St) and Hyltons have similar white metal railings to their roofs. Overall the proposal is acceptable in design terms.

There would be no impacts on residential amenity as a result of the proposal.

No objections or other responses were received following statutory consultation. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving or enhancing the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposal is in accordance with policies D1 and D2 of the Camden Local Plan. The proposed development also accords with the policies of the London Plan 2021 and National Planning Policy Framework 2021.

- 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).

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 2021.

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