

Application ref: 2023/4449/P
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Date: 7 November 2023

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Richard Morton Architects Ltd
The Bungalow, Home Yard
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Reserved Matters Granted

Address:

**75 Farringdon Road
London
EC1M 3PS**

Proposal:

Partial discharge of Condition 3 (Detailed drawings, or samples of materials) of planning permission 2017/6455/P, for Refurbishment of existing B1(a) (Office) building including external facade alterations, and erection of a single storey set back seventh floor extension with associated terrace and rooftop plant.

Drawing Nos: EN-11, rev T2; EN-26, rev T3

Informative(s):

- 1 Reasons for granting permission.

This application is for a partial discharge Condition 3 relating to the provision of details, including samples and manufacturer's details of new facing materials including windows and door frames, cladding with a full scale sample panel of all facing finishes of no less than 1m by 1m including junction with window opening demonstrating the proposed colour, texture, face-bond and pointing.

The application specifically seeks retrospective approval for the details of a column of casement windows on the south elevation of the building. These window units have been built with two equal casements with two opening lights

instead of two unequal casements with one opening light. The changes to the window design have been approved under a non-material amendment permission, reference 2023/4100/P dated 3 November 2023.

Drawings with elevations, sections, and a bay plan of the casement windows have been submitted, and provide a sufficient level of detail.

The details of the amended, as-built casement windows, are considered appropriate and provides a satisfactory contextual response to the building, streetscene and surrounding conservation area.

The full impact of the proposed development has already been assessed. As such, the proposed details are in general accordance with policies G1, CC1, D1, D2 and A1 of the London Borough of Camden Local Plan 2017.

- 2 You are reminded that Condition 5 (post installation noise assessment) of planning permission 2016/5638/P granted on 25/09/2017 is outstanding and require details to be submitted and approved.

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:

<https://www.gov.uk/appeal-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully



Daniel Pope
Chief Planning Officer