



*Real value in a changing world*

# 79 Clerkenwell Road, London, EC1R 5AR

## Planning Statement

Total Pension Trustee (UK) Ltd

8<sup>th</sup> November 2012

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## Executive Summary

This planning statement supports a full planning application for a change of use of the ground and basement floors at 79 Clerkenwell Road, London, EC1R 5AR from 'showroom' to A1/B1 dual use. The statement sets out and justifies the proposed change of use to A1/B1 dual use on these two floors of the building.

The building is not listed but is located within the Hatton Garden Conservation Area. The change of use is proposed in order to widen the market appeal of the site which has so far failed to let since it was vacated early in 2012.

In summary the proposal entails:

*“Change of use of the basement and ground floor of 79 Clerkenwell Road to dual use Class A1 (shops) and Class B1 (offices).”*

The proposal allows for a flexible dual use under Part 3, Class E of the Second Schedule to the Town and Country Planning (GPD) Order 1995 (as amended) (GPDO).

Camden's planning policies and the site's planning history indicate that a dual A1/B1 use should be acceptable uses at this location. The site is within the Central London Area, Hatton Garden Area and is within the Hatton Garden Conservation Area. Class A1 and B1 uses in principle are suitable uses within Camden's Central London Area.

The proposal will widen the appeal of the unit and will assist in bringing the building back into use (vacant since February 2012) creating an active frontage and a street enhancement. This application proposes no internal or external physical alteration to the building.

The change of use provides the following benefits:

- Widening the use potential of the basement and ground floors of 79 Clerkenwell Road.
- Assisting in bringing a vacant frontage back into use (maintaining active frontages).
- Contributing to maintaining and developing Camden's economy.
- Meeting a wider range of business space requirements.
- Allowing potential occupants greater flexibility in a challenging economic climate.
- Remaining in accordance with national, regional and local planning policy.

In conclusion, we are of the view that granting planning permission has significant merits.

# 1 Introduction

- 1.1 This planning statement has been prepared by Jones Lang LaSalle, on behalf Total Pension Trustee (UK) Ltd, to support the application for a change of use at 79 Clerkenwell Road, London, EC1R 5AR. The application site is within the administrative authority of the London Borough of Camden (LBC).

## Background

- 1.3 The statement contains the following:
- Section 2 describes the site and surrounding area.
  - Section 3 provides an overview of the relevant planning history records.
  - Section 4 summarises the relevant planning policies.
  - Section 5 sets out the proposed works.
  - Section 6 sets out the justification for change of use.
  - Section 7 provides the conclusion.
- 1.4 In support of the listed building consent application the following documents are submitted:
- Red line location plan (scale 1:1250).
  - 1 App application form.
  - Agricultural holding certificate.
  - Certificate A.
  - Planning Statement.
  - Drawings: 001 Ground floor plan and 002 Basement floor plan.

The planning application fee of £335 has been paid online as part of the planning portal submission.

## Description of Development

- 1.2 Planning permission is sought for:

*“Change of use of the basement and ground floor of 79 Clerkenwell Road to dual use Class A1 (shops) and Class B1 (offices).”*

## 2 Site and Surrounding Area

### The Site

- 2.1 79 Clerkenwell Road is located in the London Borough of Camden. The site is occupied by a building consisting of basement, ground and 5 upper storeys. The site is currently in B1 office use on the upper floors, with a showroom at ground and basement levels. The site is not a listed building.
- 2.2 The building fronts onto Clerkenwell Road (A5201) and is located opposite the Roman Catholic Italian Church of St. Peter, a Grade II\* listed building. The site is bounded by development to the south and the west. The development to the south fronts onto Hatton Wall and the building to the west fronts onto the corner of Clerkenwell Road and Hatton Garden. To the east of the site lies a private surface car park. A further building stands beyond the car park which forms the end of the city block and is bounded by Clerkenwell Road, Saffron Hill and Hatton Wall.
- 2.3 The site lies approximately 650m north-west of Chancery Lane tube station, which is served by the Central Line underground line; and approximately 350m to the north-east of Farringdon Station which is served by the Circle, Hammersmith & City and Metropolitan underground lines and the First Capital Connect overground service. The site is also well served by the local bus network.
- 2.4 The site is occupied on the upper floors (B1 use); however the showroom at ground and basement level has been vacant since February 2012.
- 2.5 In addition, adopted Core Strategy (November 2010) designations include:
  - Designated view – Parliament Hill summit to St Paul's Cathedral
  - Archaeological Priority Area
  - Central London Area (Clear Zone Region) CLA)
  - Hatton Garden Conservation Area
  - Hatton Garden Area
- 2.6 The site is not located within the town centre boundary.

### The Surrounding Townscape

- 2.7 The site is located on the south side of Clerkenwell Road towards the north-east side of the Hatton Garden Conservation Area. The area has a long history of connections with the jewellery trade, which originally centred in the residential terrace houses in Hatton Garden, located to the south. The character of the area is now more diverse with commercial and residential redevelopment of up to 8 storeys in height having taken place in the C19th and C20th; notably following the Second World War.
- 2.8 The adjoining building, 57d, located to the west, is 6 storeys in height and faced in yellow stock brickwork with giant pilasters. The building is in use as offices and has been in this use for over ten years. No.75 to the east beyond the surface car park is a 5 storey building with an attic and is also faced in yellow stock brickwork but with red brick pilasters and dressings. The premises are occupied by retailers (including A3 use) at ground floor level with unrestricted B1 use on the floors above, indicating that shop and office uses are established in the local area.

- 2.9 No. 79 itself is a 6 storey office building on the same building line and is more modern in appearance. The current proposal entails a change of use to dual A1 and B1 use; therefore no physical alterations are proposed to the existing building.

### 3 Planning History

3.1 We have undertaken a desk-based review of the London Borough of Camden's statutory planning register.

3.2 There are extensive records dating back to the 1980's. The most relevant and recent are listed below

Application Number – 9300385 (Outline permission granted 21-10-1993)

3.3 The development of a new building comprising basement ground and first to fifth floors for Class B1 business use (as defined in the Town and Country Planning (Use Classes) Order 1987 (in outline) as shown on drawing numbers 15/01 02 03 04 05 06 and 07.

Application Number – PS9804256R1 (Permission granted 09-10-1998)

3.4 Removal of enclosure and infilling of floors to existing lightwell, provision of new stairs and goods lift, partial recladding to fifth floor, rearrangement of ground floor uses including alteration to Hatton Wall elevation, and use of the building for restaurant and unrestricted B1 (business use) purposes, as shown on drawing numbers: 1218/01, 1218/02, 1218/03, 1218/04, 1218/05, 1218/06, 1218/7, 1218/08, 1218/09, 1218/ 10, 1218/11, 1218/12, 1218/13, 1218/14 and 1218/15.

Application Number – PSX0104781 (Appeal allowed 28-01-2002)

3.5 Submission of reserved matters relating to siting, design and external appearance of building for use as offices (Class B1) pursuant to planning permission dated 20th April 2001 (Appeal Ref. APP/X5210/A/01/1056228). (Plans submitted).

Application Number – PSX0104516 (Permission granted subject to S.106 01-08-2002)

3.6 The excavation of a basement area and erection of a basement plus 6 storey building for a use within classes A1/A2/A3/B1 at basement and ground floors, with B1 use on first to fifth floors, as shown on drawing numbers: 1803/PL/DEM, /01, /03, /09, /10, /12, 1803/4/201 Rev. A, 1803/4/200, 1803/1/200, 1803/4/ 100 Rev. T, 1803/b/100 Rev. T, 1803/1/100 Rev. A, 1803/1/101 Rev. T, 1803/1/102 Rev. T, 1803/1/103 Rev. T, 1803/1/105 Rev. T, 1803/1/106 Rev. T, 1803/1/110 Rev. T, 1803/1/111 Rev. T, 1803/1/120 Rev. T, 1803/8/101, 1803/8/102, 1803/8/ 103, Computer generated photo; acoustic report; air handling technical information; pre construction method statement.

#### **Analysis of relevant history**

3.7 The review of the planning history has not established a clear existing use for the property. This planning application therefore provides an opportunity to start a new chapter in the planning history of this building. The planning history demonstrates that both A1 and B1 uses are appropriate for the site at 79 Clerkenwell Road as these uses have been permitted for this site in the past. This application demonstrates the appropriateness of an A1/ B1 dual use at 79 Clerkenwell Road.

3.8 Application Number PSX0104516 is considered highly relevant to this application because it secured consent for A1 and B1 uses at the basement and ground floor levels.

3.9 The 1993 application clearly approved the original change of use from a petrol station to an office development. It is therefore considered that a dual A1/B1 use is appropriate as it widens the use of the building which has been vacant for the majority of 2012.

## 4 Relevant Planning Policies

### Relevant Planning Policy

- 4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise.
- 4.2 National Planning Guidance is provided by the National Planning Policy Framework .
- 4.3 The statutory development plan which covers the application site comprises The London Plan (July 2011), ‘saved’ policies from the Camden Unitary Development Plan (UDP, 2006), the Camden Core Strategy 2010- 2025 (November 2010) and accompanying Proposals Map (2010) and the Camden Development Policies 2010- 2025 Development Plan Document (DPD).
- 4.4 A summary of relevant planning policy is provided at the end of this section.

### National Planning Policy Framework (March 2012)

- 4.5 The National Planning Policy Framework sets out the Government’s commitment to securing sustainable economic growth, highlighting the role of the planning system in ensuring that sufficient land of the right type, and in the right place, is available to allow growth and innovation. Fostering the delivery of sustainable development is considered development control’s primary objective, and development should not be hindered or prevented.
- 4.6 Paragraph 15 states that, “all plans should be based upon and reflect the presumption in favour of sustainable development; with clear policies that will guide how the presumption should be applied locally.”
- 4.7 In delivering sustainable development paragraph 18 notes that, “the Government is committed to securing economic growth in order to create jobs and prosperity.”
- 4.8 Paragraph 22 notes that, “planning policies should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose.”
- 4.9 In relation to ensuring the vitality of town centres, paragraph 23 advises “planning policies should be positive, promote competitive town centre environments and set out policies for the management and growth of centres over the Plan period.”

### Regional Planning Policy

#### The London Plan (July 2011)

- 4.10 The London Plan sets out the Mayor’s vision and objectives. The first objective places emphasis on ensuring that London is a “city that meets the challenges of economic and population growth”. Key to delivering a high quality of life in London is “ensuring and developing a London economy that provides jobs, goods and services Londoners need”
- 4.11 Policy 4.2 sets out the policy approach to offices. Part A of the policy supports “the management and mixed use development and redevelopment of office provision to improve London’s competitiveness and to address the wider objectives of this Plan, including enhancing its varied attractions for businesses of different types and sizes including small and medium sized enterprises.”



- 4.12 Part C of the policy specifically advocates encouraging “renewal and modernisation of the existing office stock in viable locations to improve its quality and flexibility”.
- 4.13 On the Proposals Map (2010) 79 Clerkenwell Road falls within the Central London Area, Hatton Garden Area, Hatton Garden Conservation Area, a Designated View (Parliament Hill summit to St Paul’s Cathedral) and an Archaeological Priority Area.
- 4.14 The site is located on the northern edge of the Hatton Garden Area and lies on the edge of the Camden Borough boundary which is co-terminus with the City of London boundary.

#### **The Camden Core Strategy 2010- 2025 (November 2010)**

##### *Central London and Central London Frontage*

- 4.15 Paragraph 24 of the Core Strategy introduction seeks to maintain a successful economy. It states that Camden “makes a significant contribution to the UK economy... with its concentration of businesses and retail and tourism uses. The Council wants to maintain and strengthen Camden’s economy and competitiveness, nationally and internationally, while keeping the borough’s special identity in the face of standardisation and globalisation.” It adds that the Council will take measures to support “residents and businesses during difficult economic times.”
- 4.16 Policy CS9 supports and promotes the Central London Area of Camden as a successful and vibrant part of the capital to live in, work in and visit. This includes supporting Central London as a focus for Camden’s future growth in a mix of uses, ensuring that such development contributes to London’s economic, social and cultural role while meeting the needs of local residents and respecting their quality of life.
- 4.17 Policy CS5 sets out the borough’s approach to managing the impact of growth and development. It notes that consideration will be given to “providing uses that meet the needs of Camden’s population and contribute to the borough’s London-wide role” and also “providing the infrastructure and facilities needed to support Camden’s population and those who work in and visit the borough.”
- 4.18 Policy CS7 promotes Camden’s centres and shops. It states that the Council will support appropriate retail provision in Camden’s Specialist Shopping Areas, which includes the Hatton Garden Area. Policy CS7 sets out the hierarchy of centres within the borough and acknowledges that the “role and function of Camden’s centres varies greatly, reflecting the varied nature of the borough itself”. It recognises that “a number of smaller shopping parades and individual shops also meet local needs for shopping services and facilities”.
- 4.19 Paragraph 7.12 explains that “the Council will require an impact assessment for large retail development proposals that are not in accordance with the approach in this Core Strategy and would be in an edge of centre or out of centre location”.
- 4.20 Policy CS8 promotes a successful and inclusive Camden economy. As part of this the Council will safeguard “existing employment sites and premises in the borough that meet the needs of modern industry and other employers” will “expect a mix of employment facilities and types, including the provision of facilities suitable for small and medium sized enterprises” and will also “recognise the importance of other employment generating uses”.
- 4.21 The supporting text of this policy recognises the importance of creative industries to the borough. As part of the initiative to develop and support the creative economy the Council will seeking to ensure “the provision of a range of premises, particularly for businesses that require more flexible workspaces”.

4.22 Paragraph 8.20 of this policy emphasises the importance of providing a range of employment premises. It states that “8.20 Camden has a large proportion of small businesses, three quarters employing less than five people. However, there is a lack of high quality premises suitable for small businesses, particularly those less than 100 sqm. Therefore, we will continue to protect premises that are suitable for small businesses, particularly those under 100sqm, and ensure that new proposals do not result in a net loss of premises suitable for small businesses.”

4.23 *Development Policies Document (November 2010)*

4.24 Policy DP.13 sets out the Council’s approach to employment premises and sites. It states that “having a range of sites and premises across the borough to suit the different needs of businesses for space, location and accessibility is vital to maintaining and developing Camden’s economy.”

#### **Hatton Garden Conservation Area Statement (August 1999)**

4.25 The Hatton Garden Conservation Area Statement (August 1999) emphasises that Clerkenwell has traditionally been the centre of the jewellery trade. The Hatton Garden Area was characterised by development where the ground floors of the buildings were commonly occupied by retail and office uses, while the upper floors were occupied by workshops.

4.26 The Hatton Garden Conservation Area Statement (August 1999) makes only one specific reference to 79 Clerkenwell Road. Paragraph 5.37 identifies the site as vacant with scope for development or enhancement. Whilst this dates from 1999 before the site had been redeveloped, it nevertheless identifies that enhancing the potential of vacant properties in the Conservation Area is a priority.

## 5 The Proposals

- 5.1 The proposals relate to the ground and basement floors of the building at 79 Clerkenwell Road. The existing use of these two floors is as a showroom (*sui generis*). This area of the premises is currently vacant and the previous showroom use has not attracted interest from any prospective occupiers.

### **Change of use**

- 5.2 The current proposal involves securing:

*“Change of use of the basement and ground floor of 79 Clerkenwell Road to dual use Class A1 (shops) and Class B1 (offices).”*

- 5.3 The proposal allows for a flexible dual use under Part 3, Class E of the Second Schedule to the Town and Country Planning (GPD) Order 1995 (as amended) (GPDO).
- 5.4 The proposal entails only a change of use at basement and ground floor levels of 79 Clerkenwell Road; it does not involve any physical changes to the inside or outside of the building. The proposed change of use would not require any changes to the access or waste arrangements that exist currently in the building.
- 5.5 The area subject to the proposals is a total of 2,375 sqm.

## 6 Justification of Proposed Alterations

- 6.1 The proposed change of use seeks to widen the appeal of the basement and ground floor of the building to prospective occupants. These two floors were last used as a show room (*sui generis*) but have remained vacant since February 2012.
- 6.2 The change of use is appropriate for the location and accords with national, regional and local planning policy. National planning policy recognises that “Local Plans are the key to delivering sustainable development that reflects the vision and aspirations of local communities.” Paragraph 157 notes that, crucially, Local Plans should “allocate sites to promote development and flexible use of land”.
- 6.3 London Plan policy advocates the management of office provision to improve London’s competitiveness and to ensure there are varied attractions for businesses of different types. The change of use will therefore offer greater flexibility to potential occupants and can cater for a wider range of business needs. This is particularly relevant for an area which is increasingly providing space and services to meet the needs of the Technology, Media and Telecoms (TMT) sector.
- 6.4 Core Strategy Policy CS9 recognises the need for this flexibility by supporting Central London as a focus for Camden’s future growth in a mix of uses, ensuring that such development contributes to London’s economic, social and cultural role while meeting the needs of local residents and respecting their quality of life.
- 6.5 Core Strategy policy also supports A1 use. Policy CS7 promotes Camden’s centres and shops. It states that the Council will support appropriate retail provision in Camden’s Specialist Shopping Areas, which includes the Hatton Garden Area within which the site is located. Furthermore, the supporting text to Policy CS7 states that impact assessments are required only for large retail development proposals. Given the small scale of the current proposal, it is considered that a retail impact assessment is not required for this application.
- 6.6 Policy CS8 also supports the proposed change of use as it states that the Council will “expect a mix of employment facilities and types, including the provision of facilities suitable for small and medium sized enterprises” and will also “recognise the importance of other employment generating uses”. Both A1 and B1 uses are clearly employment generating.
- 6.7 The proposed change of use will widen the potential use of the basement and ground floors of 79 Clerkenwell Road to improve the prospects for the floorspace being brought back into use. The existing showroom (*sui generis*) use has remained vacant since February 2012, receiving little interest from prospective tenants.
- 6.8 Whilst the circumstances are historic, the Conservation Area Statement itself seeks to avoid vacancy on this site. The dual A1 and B1 use will enable this vacant floorspace to be brought back into use, ensuring an active frontage is maintained along Clerkenwell Road.

## 7 Conclusion

7.1 This application proposes a:

*“Change of use of the basement and ground floor of 79 Clerkenwell Road to dual use Class A1 (shops) and Class B1 (offices).”*

7.2 The proposed changes are limited to the basement and ground floor of 79 Clerkenwell Road (a total area of 2,375 sqm). There are no physical changes proposed as part of this application.

7.3 Section 6 sets out how it is clear that the proposals are in accordance with national and regional policy, as well as the Council’s adopted LDF policies and the Council’s Hatton Garden Conservation Area Statement.

The change of use provides the following benefits:

- Widening the use potential of the basement and ground floors of 79 Clerkenwell Road.
- Assisting in bringing a vacant frontage back into use (maintaining active frontages).
- Contributing to maintaining and developing Camden’s economy.
- Meeting a wider range of business space requirements.
- Allowing potential occupants greater flexibility in a challenging economic climate.
- Remaining in accordance with national, regional and local planning policy.

We look forward to hearing confirmation of receipt of the application and the subsequent timetable for determination. If you require any further information please do not hesitate to contact Alexandra Jezeph on 020 7 852 4147 with any queries.

## Appendix 1: Planning History - No. 79 Clerkenwell Road

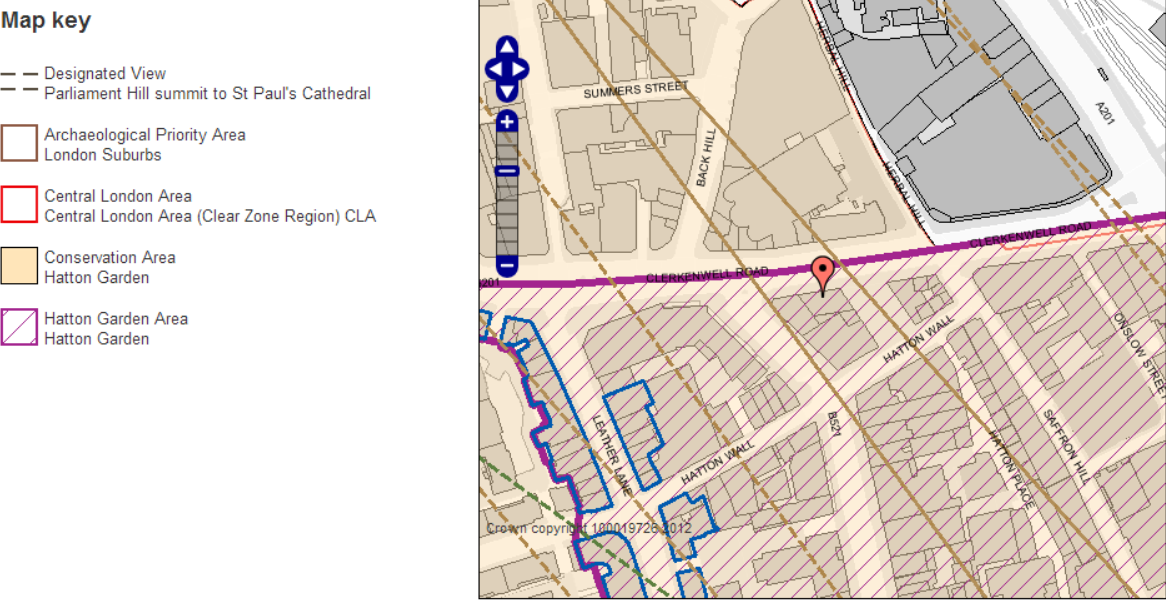
Application Number	Site Address	Development Description	Status	Date Registered	Decision
<a href="#">2006/4759/P</a>	79 Clerkenwell Road London EC1R 5AR	Details of sound-insulating material and method of mounting plant pursuant to condition 2 of appeal decision granted 28th January 2002 (Appeal Ref. PP/X5210/A/01/ 1056228) in connection with outline planning permission granted 21st October 1993 (ref. 9300385) and as amended for new office building (Class B1).	FINAL DECISION	23-10-2006	Granted 14-12-2006
<a href="#">PSX0204991</a>	79 CLERKEN WELL ROAD LONDON EC1	The submission of details of 1. surface texture and colour of materials to be used in the construction of external surfaces and 2. details of a horizontal sliding shutter pursuant to additional conditions 1 and 3 of appeal decision (APP/X5210/A/01/1075468) associated with planning application dated 11th July 2001 for reserved matters specifically siting, design and external appearance, as shown by drawing numbers: 1803/8/201 Rev A; /202; 1803/ 8/203-223; a samples of materials PPC metal work finishes RAL 9018 and RAL 7038; stone; render and glazing; Sample; 1803/8/218; /221; /223.	FINAL DECISION	14-08-2002	Grant Approval of details 07-04-2003
<a href="#">PSX0204412</a>	79 CLERKEN WELL ROAD LONDON EC1R 5DY	The submission of details of 1. the provision of access for disabled persons; 2. elevations and samples of facing materials; 3. external ground floor shutters, pursuant to planning permission dated 1st August 2002 (reg. no. PSX0104516/R2), as shown by drawing numbers: Copy of London Borough of Camden Building Control - Passing of Plans; 1803/8/201 Rev A; /202; 1803/8/203-223; a samples of materials PPC metal work finishes RAL 9018 and RAL 7038; stone; render and glazing; Sample; 1803/8/218; /221; /223.	FINAL DECISION	02-08-2002	Grant Approval of details 01-04-2003
<a href="#">CSX0204319</a>	79 CLERKEN WELL ROAD LONDON EC1	The demolition of the remains of a single storey structure and concrete screen, as shown on drawing numbers; 1803/PL/01; DEM; 12.	FINAL DECISION	12-03-2002	Grant Conservation Area Consent 07-05-2002
<a href="#">PSX0104516</a>	79 CLERKEN WELL ROAD LONDON EC1R5LP	The excavation of a basement area and erection of a basement plus 6 storey building for a use within classes A1/A2/A3/B1 at basement and ground floors, with B1 use on first to fifth floors, as shown on drawing numbers: 1803/PL/DEM, /01, /03, /09, /10, /12, 1803/4/201 Rev. A, 1803/4/200, 1803/1/200, 1803/4/ 100 Rev. T, 1803/b/100 Rev. T, 1803/1/100 Rev. A, 1803/1/101 Rev. T, 1803/1/102 Rev. T, 1803/1/103 Rev. T, 1803/1/105 Rev. T, 1803/1/106 Rev. T, 1803/1/110 Rev. T, 1803/1/111 Rev. T, 1803/1/120 Rev. T, 1803/8/101, 1803/8/102, 1803/8/ 103, Computer generated photo; acoustic report; air	FINAL DECISION	08-11-2001	Grant Permission subject to Section 106 01-08-2002

		handling technical information; pre construction method statement.			
<a href="#">PSX0104781</a>	79 CLERKEN WELL ROAD LONDON EC1R5BU	Submission of reserved matters relating to siting, design and external appearance of building for use as offices (Class B1) pursuant to planning permission dated 20th April 2001 (Appeal Ref. APP/X5210/A/01/1056228). (Plans submitted).	APPEAL DECIDED	02-08-2001	Allowed 28-01-2002
<a href="#">PS9905045</a>	79 CLERKEN WELL ROAD, LONDON EC1R 5AR	The erection of a basement, ground and five upper storey building for a mixed use scheme comprising basement/ground floor A1/A2/A3/B1 Use, and the residential use of the upper floors comprising 2 no. 1 bed units, 2 no. 2 bed units, and 3 no. 3 bed units, as shown on drawing numbers 1571/SK/ELE/122Rev. A; 1571/SK/ 0/100 rev A; 1571/SK /105; /106; /108; /109 rev.B; /110_A Revision B; 1571/SK/PL/101_Rev.A.	APPEAL LODGED	26-10-2000	Approve (subject to Appeal decision) 08-05-2003  Appeal Decision: Withdrawn Appeal 12-02-2001
<a href="#">PSX0004571</a>	79 CLERKEN WELL ROAD LONDON EC1R5AR	The erection of a basement, ground and five upper storey building for a mixed use scheme comprising basement/ground floor A1/A2/A3/B1 Use, and the residential use of the upper floors comprising 2 no. 1 bed units, 2 no. 2 bed units, and 3 no. 3 bed units, as shown on drawing numbers 1571/SK/ELE/122Rev. A; 1571/SK/ 0/100 rev A; 1571/SK /105; /106; /108; /109 rev.B; /110_A Revision B; 1571/SK/PL/101_Rev.A. DUPLICATE APPLICATION.	FINAL DECISION	26-10-2000	Withdrawn Application 20-02-2002
<a href="#">PSX0004596</a>	79 CLERKEN WELL ROAD LONDON EC1R5BU	Amendment to planning permission dated 26th. October 1993 (ref. no. PL/9300385) to extend the time limit for the submission of reserved matters.	APPEAL DECIDED	26-05-2000	Refuse Planning Permission 11-01-2001
<a href="#">PS9804551</a>	79 Clerkenwell Road, EC1	Amendment of condition 02 of outline planning permission, for the erection of a six storey B1 (business use) building, dated 26th October 1993 (Reg no PL9300385) to extend the time limit for submission of reserved matters until 26th October 2000, as shown by drawing numbers 15.01-07 inclusive.	FINAL DECISION	30-06-1998	Grant Full Planning Permission 09-10-1998
PS9804256R 1	69-75 Clerkenwell Road, 4-5 Hatton Wall, & 79 Saffron Hill,	Removal of enclosure and infilling of floors to existing lightwell, provision of new stairs and goods lift, partial recladding to fifth floor, rearrangement of ground floor uses including alteration to Hatton Wall elevation, and use of the building for restaurant and unrestricted B1 (business use) purposes, as shown	FINAL DECISION	10-06-1998	Grant Full Planning Permission (conds)

	EC1	on drawing numbers: 1218/01, 1218/02, 1218/03, 1218/04, 1218/05, 1218/06, 1218/7, 1218/08, 1218/09, 1218/ 10, 1218/11, 1218/12, 1218/13, 1218/14 and 1218/15.			09-10-1998
PS9804256	69-75 Clerkenwell Road, 4-6 Hatton Wall, & 79 Saffron Hill, EC1	Removal of enclosure and infilling of floors to existing lightwell, provision of new stairs & goods lift, partial re-cladding to fifth floor, rearrangement of ground floor uses including alterations to Hatton Wall elevation. (plans submitted)	FINAL DECISION	25-03-1998	Withdrawn Application-revision received  10-06-1998
P9601283	79 Clerkenwell Road, EC1	Amendment of condition 02 of planning permission dated 26 October 1993 (Reg. No. PL9300385) to extend the time limit for implementation until 26 October 1998, as shown on drawing nos. 15.02, 15.03, 15.04, 15.05, 15.06 and 15.07.	FINAL DECISION	26-04-1996	Grant Full Planning Permission (conds)  05-09-1996
9300385	79 Clerkenwell Road EC1	The development of a new building comprising basement ground and first to fifth floors for Class B1 business use (as defined in the Town and Country Planning (Use Classes) Order 1987. (IN OUTLINE) as shown on drawing numbers 15/01 02 03 04 05 06 and 07.	FINAL DECISION	31-03-1993	Grant Full or Outline Perm. with Condit.  21-10-1993
8800567	81 (79) Clerkenwell Road EC1	Outline application for the development of the site with a new building comprising basement ground and first to fifth storeys for B1 business use as shown on drawing numbers 15/01-07. Appeal received against refusal of permission.	APPEAL DECIDED	07-12-1988	Refuse Full or Outline Permission  26-01-1989
8500864	77-79 Clerkenwell Road E1	The redevelopment of the site by the erection of a basement ground and part 5/part 6 storey building for hotel retail and residential uses (In Outline) as illustrated in drawing numbers 201 202 203A 204A 205 and 206(site plan) revised by letters dated 17th January 1986 and 24th February 1986.	FINAL DECISION	23-05-1985	Grant Full or Outline Perm. with Condit.  14-08-1986



# Appendix 2: Proposals map extract (November 2010)





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		Date
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