

Delegated Report		Analysis sheet		Expiry Date:		19/09/2012	
		N/A		Consultation Expiry Date:		6/9/12	
Officer				Application Number(s)			
Alan Wito				2012/3893/L			
Application Address				Drawing Numbers			
25 Farringdon Road London EC1M 3HA				See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Details required by condition 4 (new entrance doors) of listed building consent dated 18/07/2011 (ref 2011/2046/L) for internal and external alterations including removal of plinth on Farringdon Road elevation at ground floor level to create new entrance opening and doors, installation of new platform lift and rearrangement of internal layout.							
Recommendation(s):		Approve					
Application Type:		Approval of Details (Listed Building)					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	00	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		A press noticed was published on 16/8/12 which expired on 6/9/12. A site notice was put up outside of the property which ran from 8/8/12 to 29/8/12. No responses were received as a result of this.					
CAAC/Local groups* comments: *Please Specify		N/A					

Site Description

The application building is in a Venetian Gothic style and was originally built as workshops in 1873-4. It was designed by Harding and Bond for Bradbury Wilkinson & Co (engravers for printing bank notes). The elevations of the building are in polychromatic brick in yellow, red and black with stone facing to ground floor and stone dressings. There is a recessed corner bay on the junction of Farringdon Road with Greville Street at ground floor level. From this point towards Saffron Hill the land rises gradually, with the ground floor windows on Greville Street decreasing in size in line with land levels at this point.

The application site is within the Hatton Garden Conservation Area and is grade II listed.

Relevant History

2010/3471/P & 2010/3475/L - Alterations to ground floor elevation to install a new door opening on the Farringdon Road elevation and associated alterations. Refused planning permission and listed building consent 01/09/2010. Refused owing to the location, size and relationship with residential uses on the upper floors of the building of the proposed door opening being harmful to local residential amenity (planning permission application) and in the absence of sufficiently detailed plans (including sections and internal elevations), the Council has not been able to fully assess the proposal in terms of the impact on the listed building and is therefore not satisfied that the works will not harm the special historic interest and character of the listed building (listed building application). Appeals lodged (Appeal Refs: APP/X5210/A/10/2138377 & APP/X5210/E/10/2138425) and dismissed 03/02/2011.

2011/0721/P - Change of use from restaurant (Class A3) to retail (Class A1) at basement and part ground floor level. Withdrawn 06/04/2011.

2011/0730/P - Variation of condition 2 of planning permission dated 6th June 1997 (Reg.no.PS9604287) to allow the permitted use between the hours of 07:00 - 21:00 Monday - Friday : 08:00 - 20:00 Saturday & 08:00 - 19:00 Sundays and Bank Holidays. Withdrawn 06/04/2011.

2011/1793/P - Change of use from mixed use restaurant & bar (Sui Generis) at basement and part ground floor to retail shop (Class A1). Planning permission resolved to be granted following consideration of the application at the Members Briefing Panel meeting on 13/06/2011. Full planning permission is yet to be granted as the S106 Legal Agreement (for a servicing management plan and design stage and post-construction BREEAM assessment achieving a 'very good' rating) is yet to be completed.

2011/2045/P - External alterations at ground floor to form new entrance doors on the Farringdon Road elevation and associated alterations including the fixing shut of the existing entrance in the undercroft on the corner of Farringdon Road and Greville Street. Granted 18/7/11

2011/2048/A - Display of 3 externally illuminated projecting signs (2 on Farringdon Road elevation and 1 on Greville Street elevation) and 6 halo-illuminated fascia signs (all on Farringdon Road elevation). Current advertisement consent application under consideration by the Council. Granted 18/7/11.

2011/2112/L - Alterations in association with the installation of 3 externally illuminated projecting signs (2 on Farringdon Road elevation and 1 on Greville Street elevation) and 6 halo-illuminated fascia signs (all on Farringdon Road elevation). Granted 18/7/11.

2011/2046/L - Internal and external alterations including removal of plinth on Farringdon Road elevation at ground floor level to create new entrance opening and doors, installation of new platform lift and rearrangement of internal layout. Granted 18/7/11.

2012/3993/L - Details of drawings of the routing for wires and the illuminated fascia signage required by Condition 4 (a) of the Listed Building consent granted on 18/07/2011 (ref: 2011/2112/L for the

installation of 3 externally illuminated projecting signs (2 on Farringdon Road elevation and 1 on Greville Street elevation) and 6 halo-illuminated fascia signs (all on Farringdon Road elevation). Yet to be determined (case expiry date 24/9/12).

Relevant policies

LDF Core Strategy and Development Policies

CS14 - Promoting high quality places and conserving our heritage

DP25 – Conserving Camden’s Heritage

Assessment

Condition 4 required the following:

“Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the Council before the relevant part of the work is begun:

- a) Elevation at 1:10 scale of proposed new entrance doors facing onto Farringdon Road including a section through the framing at 1:2 scale.”*

Drawings have been submitted showing the design of the door and it was noted at a site inspection that the doors have already been installed. The design of the doors is in general accordance with the approved plans and uses a timber which matches the adjoining windows.

The submitted details satisfy the requirements of the condition and therefore it is recommended that the condition is approved.

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