

Mr Duncan Bennett
CgMs Ltd
Morley House
26 Holborn Viaduct
London
EC1A 2AT

Application Ref: **2011/2046/L**
Please ask for: **Jonathan Markwell**
Telephone: 020 7974 **2453**

18 July 2011

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990
Planning (Listed Buildings and Conservation Areas) Regulations 1990

Listed Building Consent Granted

Address:
25-27 Farringdon Road
London
EC1M 3HA

Proposal:

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.

Drawing Nos: Site Location Plan 1111/C208220/190 Rev A; 1111/C208220/100 Rev B;
1111/C208220/101 Rev A; 1111/C208220/102 Rev F; 1111/C208220/103 Rev E;
1111/C208220/120 Rev A; 1111/C208220/121 Rev A; 1111/C208220/122 Rev B;
1111/C208220/123 Rev A; 1111/C208220/140 Rev D; 1111/C208220/141 Rev B;
11036/102SK02

The Council has considered your application and decided to grant Listed Building Consent subject to the following condition(s):

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.



Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

- 3 The works hereby approved are only those specifically indicated on the drawing(s) referred to above with the exception of the three projecting signs and six fascia signs which are subject to a separate application.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

- 4 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.

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire

Certification may require a further application for listed building consent.

- 2 In relation to condition 3 it is advised that the approved plans also denote at some points the installation and display of three projecting signs and six fascia signs. Such works are not considered as part of this application and are instead subject to consideration under separate applications for advertisement consent (2011/2048/A) and listed building consent (2011/2112/L) at the site.
- 3 Reasons for granting listed building consent.

The proposed development is in general accordance with particular regard to the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policy CS14 (Promoting high quality places and conserving our heritage); and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policy DP25 (Conserving Camden's heritage). For a more detailed understanding of the reasons for the granting of this listed building consent, please refer to the officers report.

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