

The Trevor Patrick Partnership
11 John Street
London
WC1N 2EB

Application Ref: **2007/1436/P**
Please ask for: **Jenny Fisher**
Telephone: 020 7974 **2527**

11 May 2007

Dear Sir/Madam

DECISION

Town and Country Planning Acts 1990 (as amended)
Town and Country Planning (General Development Procedure) Order 1995
Town and Country Planning (Applications) Regulations 1988

Full Planning Permission Refused

Address:

85 Clerkenwell road
London
EC1R 5AR

Proposal:

The installation of new ground floor entrances and fire escape doors to replace existing, the installation of a louvre screen in front of roof top air conditioning units, a re-built lift motor room, and extension to a stair enclosure to an office building (Use Class B1)

Drawing Nos: Planning Report; 4948/P/01 A; 08 A; 09 A; 05 A; 07 A; 03 A; 02 A; 06 A; 04 A.

The Council has considered your application and decided to **refuse** planning permission for the following reason(s):

Reason(s) for Refusal

- 1 The proposed entrances on Clerkenwell Road, and on the corner of Clerkenwell Road and Leather Lane, by virtue of their scale and detailed design would be incongruous additions to the building, detrimental to the architectural form, character and appearance of the building, and the character and appearance of the Hatton Garden Conservation Area, contrary to policies S1/S2 (strategic policies), B1



(general design principles), B3A (alterations and extensions) and B7A (conservation areas) of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 2 The proposed louvered screen at roof level, by virtue of its siting, scale and bulk, in this prominent location, would be detrimental to the character and appearance of the building, and the character and appearance of the Hatton Garden Conservation Area contrary to policies S1/S2 (strategic policies), B1 (general design principles), B3A (alterations and extensions), B7A (conservation areas), and B9B (Views) of the London Borough of Camden Replacement Unitary Development Plan 2006.

Informative(s):

- 1 Without prejudice to the submission of any future planning application, you are advised the following elements of the current scheme are likely to be considered acceptable:
 - a) The new entrance on the corner of Clerkenwell Road and Leather Lane - dropping the sill of the existing window arch, retaining the existing brick arch, and installation of a glass door;
 - b) New metal fire escape doors;
 - c) Replacement windows;
 - d) Replacement of blue spandrel panels with dark grey glazing panels;
 - e) Increase size of brick lift motor room;
 - f) Extension of stair core at roof level.

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