

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		17/06/2014	
		N/A / attached		<b>Consultation Expiry Date:</b>		05/06/2014	
<b>Officer</b>				<b>Application Number(s)</b>			
Rachel Miller				2014/2835/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
59-61 Farringdon Road London EC1M 3JB				See draft decision			
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>				
<b>Proposal(s)</b>							
Alterations to shopfront of 61 Farringdon Road including separation of existing double leaf door entrance into 2 separate doorways, and alterations to rear exit.							
<b>Recommendation(s):</b>		Approve with conditions					
<b>Application Type:</b>		Full Planning Permission					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	26	No. of responses	00	No. of objections	00
				No. electronic	00		
<b>Summary of consultation responses:</b>		Press notice displayed from 15/05/2014 until 05/06/2014 Site notice displayed from 14/05/2014 until 04/06/2014  No responses received					
<b>CAAC/Local groups* comments:</b> *Please Specify		None					

## Site Description

The site is located on the West side of Farringdon Road within the Hatton Garden Conservation Area. The site contains two five-storey with basement linked office buildings known as the Zeppelin Building.

The ground floor of the building has a grey painted timber shopfront with two entrances. To the south of the site is a gated driveway, between numbers 59 and 61 Farringdon Road that leads to the rear of the building.

Number 61 Farringdon Road is considered to be a shopfront of townscape merit within the Hatton Garden Conservation Area Statement.

## Relevant History

2008/5884/P – Change of use of part of the ground floor and entire lower ground floor from office (B1) accommodation to restaurant (A3) including shopfront alterations and extract duct on the rear elevation. Withdrawn on 23/04/2013.

2013/1653/P - Installation of a new shopfront to 59 Farringdon Road, installation of a timber framed window and new door to rear facade for new bicycle store. Approved on 04/06/2013

## Relevant policies

### LDF Core Strategy and Development Policies

CS5 Managing the impact of growth and development

CS14 Promoting high quality places and conserving our heritage

DP24 Securing high quality design

DP25 Conserving Camden's heritage

DP26 Managing the impact of development on occupiers and neighbours

CPG1 Design 2013

CPG6 Amenity 2011

Hatton Garden Conservation Area Statement 1999

London Plan 2011

National Planning Policy Framework (NPPF) 2012

## Assessment

This application proposes alterations to the shopfront of number 61 Farringdon Road including the separation of existing double leaf door entrance into 2 separate doorways and inserting a new double door to the rear of the building. The new doors would be painted glazed timber with a new grey double glazed timber shopfront.

It is considered that the changes to the shopfront would preserve and enhance the visual character and appearance of existing building and the Hatton Garden conservation area. The proposed changes would replicate number 59 in terms of single doors. The stallriser, fascia and fanlights would remain at the same height and location as existing. The proposed materials would match the existing.

The changes to the rear in terms of widening the fire escape doorway and inserting a double timber door are considered acceptable. The doors would be painted grey to match the existing door and windows.

There are no amenity concerns as a result of the proposals.

Recommendation:

Approve with conditions.