

Mr. Emanuele Falsanisi  
EFA  
Flat 27  
Leys Court  
Brixton Road  
London  
SW9 7RA

Application Ref: **2015/1901/P**  
Please ask for: **Fergus Freeney**  
Telephone: 020 7974 **3366**

1 October 2015

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Variation or Removal of Condition(s) Granted

Address:  
**124 Clerkenwell Road**  
**London**  
**EC1R 5DJ**

Proposal:  
Variation of condition 3 (drawing numbers) to change the colour of the ground floor elevation granted under reference 2014/2999/P dated 04/03/15.

Drawing Nos: Revised Plans - 001-010 ES

Superseded Plans- 010-200C

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

Condition(s) and Reason(s):

- 1 For the purposes of this decision, condition no.2 of planning permission 2014/2999/P shall be replaced with the following condition:

**REPLACEMENT CONDITION 3**



The development hereby permitted shall be carried out in accordance with the following approved plans-

01-100A; 002-100 A; 012-100A; 011-100A; 004-100 A; 005-100A; 006-100A; 007-100A; 008-100A; 009-100A; 013-100A; 010-100a; 011-100A; 011-200B; 002-200A; 003-200A; 004-200A; 005-200A; 006-200B; 007-200A; 011-200B; 008-200A; 001-300; 002-400A; 001-10 ES Residential units: refuse bins and bicycle strategy; Design and Access Statement (dated April 2014); Energy Assessment (Issued 13/08/2014); Preliminary BREEAM Assessment (Issued 05/04/2014); Construction Management Plan (16/04/2014); Environmental Noise Level Survey & Plant Noise Criteria (5th March 2014); Transport Statement (16/04/2014);

Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

1 Reasons for granting permission.

The original permission allowed for the ground floor front elevation to be rendered with a light colour. The applicant now wishes to have black render at ground floor level. The proposal has been implemented.

The dark render is considered to be an acceptable colour, it does not harm the appearance of the building or the wider streetscene. There is no impact on the amenity of surrounding neighbours as only the colour of the ground floor render is changing.

The site's planning history and relevant appeals have been taken into account when coming to this decision. No representations were received as a result of consultation.

As such, the proposal is in general accordance with policies CS5, CS7, CS8, CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP12, DP24, DP25, DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 2.15, 4.7, 7.4 and 7.6 of the London Plan March 2015, consolidated with alterations since 2011, and paragraphs 14, 17, 23, 27 and 56 -68 of the National Planning Policy Framework.

2 You are advised that any signage and flags are likely to require Advertisement Consent. Please see [www.camden.gov.uk/planning](http://www.camden.gov.uk/planning) for further details.

3 This approval under Section 73 of the 1990 Act effectively varying the relevant condition of the previous planning permission is subject otherwise to the same terms, drawings, conditions (and obligations where applicable) as attached to the previous planning permission. This includes condition 1 providing for a 3 year time period for implementation which for the avoidance of doubt commences with the date of the original decision (and not this variation).

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'Ed Watson', written in a cursive style.

Ed Watson  
Director of Culture & Environment