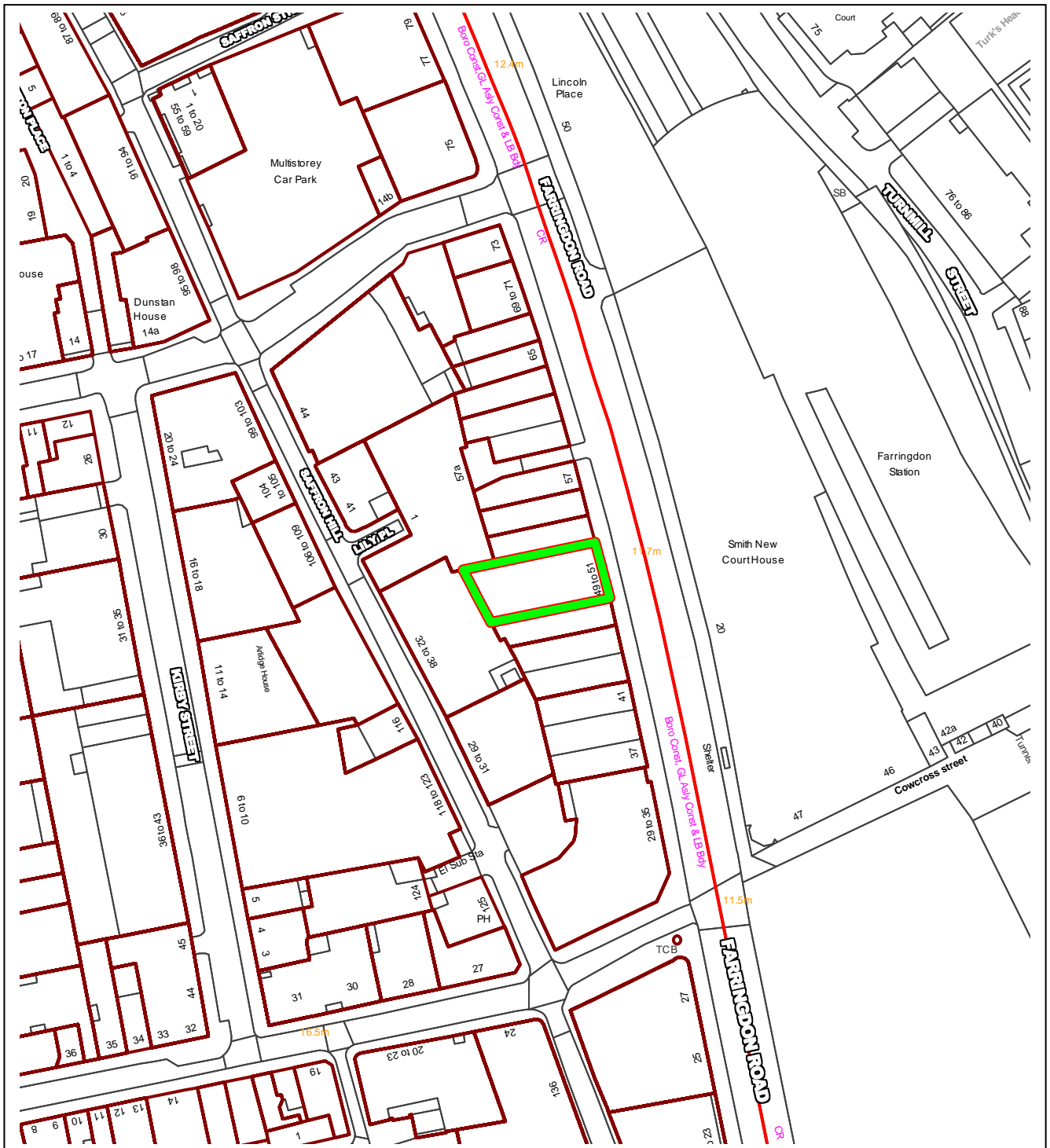


49-51 Farrington Road, ECM1 3JP ref: 2016/6194/P



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Photo 1 (above): Aerial view from the front



Photo 2 (above): Aerial view from the rear



Photo 3 (above): Front elevation from Farringdon Road



Photo 4 (above): Rear elevation

Delegated Report		Analysis sheet		Expiry Date:		05/01/2017	
(Members Briefing)		N/A / attached		Consultation Expiry Date:		30/12/2016	
Officer				Application Number(s)			
Jonathan McClue				2016/6194/P			
Application Address				Drawing Numbers			
49-51 Farringdon Road London EC1M 3JP				Refer to Draft Decision Notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Internal and external alterations, extensions and reconfiguration of building to provide a replacement roof extension at fifth floor level; a first floor rear extension; internal reconfiguration and extension of retail (A1), healthcare (D1) and office (B1a) uses with an overall uplift of 115sq.m (GIA); restoration of facade and upgrading of shopfront; alterations to rear elevation and associated additions/alterations.							
Recommendation(s):		Grant Conditional Permission Subject to a Section 106 Legal Agreement					
Application Type:		Full Planning Permission					

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:			No. of responses	27	No. of objections	27
Summary of consultation responses:	<p>Two Site Notices were displayed from 18/11/16 – one to the front of the site on Farringdon Road and another on Saffron Hill to the rear. The application was advertised in the local press on 24/11/16.</p> <p>In total 27 individual objections were received. An objection was submitted by Dr Talati, the lease holder and proprietor of Malmin Dental (D1 use) on the ground floor; 2 objection letters were received from Black Box (Planning Consultancy) on behalf of Dr Talati (Malmin Dental) along with 25 objections from staff and patients at Malmin Dental. The objections have been summarised and grouped below.</p> <p><u>Summary of objections from Dr Talati and Black Box:</u></p> <ul style="list-style-type: none"> • the practice currently employs 42 full time members of staff including 15 dental surgeons, 2 general medical doctors, 7 specialist surgeons, 12 nurses and 6 support staff. It has over 14,211 registered patients who live or work in the area • the conditions on the lower ground floor would cause significant harm to the amenity of staff and patients • the proposed lower ground floor level would fail to provide adequate levels of daylight, sunlight and outlook that are essential to providing the full range of dental, physiotherapy and medical services • the existing D1 unit offers the most direct access for wheelchair users and patients with mobility problems • loss of 32m² of D1 floorspace would place the existing healthcare practice in jeopardy • the application would impact on the community use and consequently its long term survival • patient confidentiality would be an issue on a shared reception • basement space has been considered as part of an extension of the premises but discounted due to height restriction, lack of light and inadequate working conditions (letter from an architect and structural survey is included with objections) <p><u>Summary of objections from patients/staff:</u></p> <ul style="list-style-type: none"> • it's difficult to access a practice locally especially on open evenings and on Saturdays • it offers advance treatments, there's a large in-house team and community events are run • the proposed basement plans look concerning • access to basement and through communal reception would be cumbersome • would be without healthcare during renovation works • current use has active street frontage • natural light is very important for surgery and for wellbeing of clinicians and patients • wheelchair accessibility 					

Officer Response:

A detailed assessment of the suitability of the replacement healthcare (D1) space can be found in para. 2.2-2.5 in the main body of the report. The majority of the objections are addressed directly below:

- Officers are not convinced by the representations put forward that dental surgeries (or similar practices) require high levels of natural light and that the proposed basement space would not provide suitable levels for their existing practice (or a practice of a similar nature)*
- the existing healthcare occupier in the building has recently opened a surgery offering similar services that is exclusively within a basement with limited natural lighting (Malmin Dental, 131 Aldersgate Street)*
- the relocation of the healthcare use and displacement during construction would be a temporary disruption which is expected as part of development. Officers consider that this should not preclude the scheme coming forward*
- it is considered that a shared reception would not necessarily impede access for patients and that they would be able to orientate and direct users to the basement facility. Adequate space has been provided for a dedicated healthcare reception in the basement with level access and a lift provided. Other benefits from a concierge could result for visitors and security of the various occupiers within the building*
- Officers do not know the exact parts of the building that were considered for the Surgery's extension into the basement space nor what was assessed within the appraisal by the existing occupier. Notwithstanding this, the proposed development includes the redevelopment of the entire building. The proposed healthcare (D1) use would take up the majority of the basement gaining some natural light from roof lights to the rear. Heating and ventilation systems would be fitted*
- Malmin Dental operates 4 dental practices within Central London including Farringdon Road, Barbican, Liverpool Street and Hampstead. The closest facility to Farringdon is Barbican (0.4 miles away). Officers consider that patients could use alternative branches midway through treatments during the period of construction*
- an active street frontage would be retained through the proposed A1 retail unit and the shopfront would be renovated to be of high quality*
- the basement surgery would be DDA compliant*

CAAC/Local groups* comments:

*Please Specify

The application site lies within the Hatton Garden Conservation Area which is not the subject of a CAAC. No local or amenity groups were consulted as part of the application and no responses were received.

Site Description

This site relates to two mid-terrace 6 storey (plus basement) buildings which have been amalgamated at upper floor levels. No. 51 benefits from a roof extension on the sixth floor that is setback from the front parapet and partially extends over the roof of no. 49. The rear elevation of the property was rebuilt in the 1980s following fire damage. A first floor rear extension covers about half of the yard. The shopfronts have been altered including a modern predominantly glazed frontage to no. 49 which serves the ground floor dental surgery.

The ground floor of the building is occupied by a dental practice which offers a range of healthcare services (Malmin Dental) (D1) and a small snack bar café (A1). This floor was formerly used as offices (B1a) and converted to a dental surgery through 2006/4256/P. The lower ground floor (basement) is currently used as ancillary space for the office uses above. It contains storage and staff facilities. The upper floors of the building (1-5) are in office use and are occupied by multiple tenants.

The host property fronts the western side of Farringdon Road. It shares a solid parapet line with the buildings to the north (53-71 Farringdon Road). A number of these buildings include structures on their flat roofs. The adjacent buildings to the south (43-47 Farringdon Road) drop in height at parapet level and above. This exposes the side elevation of the host building to wider views. The prevailing pattern of development on this side of Farringdon Road includes shops at the ground floor with mainly offices and some residential (C3) uses above. It is recognised that the shopfronts of the surrounding buildings have been subject to modification.

To the west (rear) of the site lies the rear elevation of buildings which serve Saffron Hill. These buildings are predominantly commercial in nature.

Relevant History

N16/12/F/30733: Rear extension at first floor level and the refurbishment of the building to provide showrooms on basement, ground and first floors and light industry on second, third and fourth floors including the erection of two extensions at roof level to accommodate plant and access staircase. Granted on 04/09/1980

N16/12/F/31794: Alterations to rear elevation following fire damage and the extension at roof level to provide further light industrial floorspace. Granted on 26/03/1981

2004/5502/P: The change of use of the ground floor and basement from office (B1a) to retail (A1) use together with the installation of a new shop front. Granted on 16/02/2005

2006/4256/P: Change of use of ground floor from office use (B1a) to use as a dental surgery (D1). Granted on 24/11/2006

2007/0943/P: Alterations to the shopfront in connection with approved dental practice (Class D1). Granted on 01/05/2007. The new shopfront included a frameless glass frontage; 4 recessed external floor lights; a roller shutter and a new curved wall clad in Perspex.

Relevant policies

NPPF 2012

London Plan 2016

Local Development Framework 2010

Core Strategy

CS5 (Managing the impact of growth and development)

CS7 (Promoting Camden's centres and shops)

CS8 (Promoting a successful and inclusive Camden economy)

CS9 (Achieving a successful Central London)

CS10 (Supporting community facilities and services)
CS11 (Promoting sustainable and efficient travel)
CS13 (Tackling climate change through promoting higher environmental standards)
CS14 (Promoting high quality places and conserving our heritage)
CS19 (Delivering and monitoring the Core Strategy)

Development Policies

DP1 Mixed use development
DP12 (Supporting strong centres and managing the impact of food, drink, entertainment and other town centre uses)
DP13 (Employment sites and premises)
DP15 (Community and leisure uses)
DP17 (Walking, cycling and public transport)
DP18 (Parking standards and limiting the availability of car parking)
DP19 (Managing the impact of parking)
DP21 (Development connecting to the highway network)
DP22 (Promoting sustainable design and construction)
DP23 (Water)
DP24 (Securing high quality design)
DP25 (Conserving Camden's heritage)
DP26 (Managing the impact of development on occupiers and neighbours)
DP28 (Noise and vibration)
DP30 (Shopfronts)

Camden Planning Guidance

CPG1 (Design) 2015
CPG3 (Sustainability) 2015
CPG5 (Town Centres, Retail and Employment) 2013
CPG6 (Amenity) 2011
CPG7 (Transport) 2011
CPG8 (Planning obligations) 2015

Hatton Garden Conservation Area Statement August 1999

Assessment

1.0 Proposal

1.1 Planning permission is sought for internal and external alterations, extensions and reconfiguration of building. The external alterations include a replacement roof extension at fifth floor level; a first floor rear extension; restoration of façade; alterations to the shopfront and to the rear elevation. The existing uses of retail (A1), healthcare (D1) and office (B1) would be retained with changes to their layout and location. The basement space would be rationalised and there would be an overall uplift of 115m² Gross Internal Area (GIA).

1.2 The existing rooftop addition would be removed and replaced with a flat topped extension with a height of 4m above roof level, a setback of 3.16m from the front parapet and 300mm from the rear. It would include a perforated brass screen with dormer shaped openings on the front and rear elevations.

1.3 The first floor extension would have a maximum depth of 10.5m to match the depth of the existing first floor element. It would have a flat roof, brick construction and rooflights.

1.4 The parapet on the rear elevation would be lowered to match the original and neighbouring building. The rear closet wing would be removed with the elevation brought back to its original form. Timber sash windows would be reinstated.

1.5 Timber sash windows would be reinstated to the façade along with a timber fascia and more traditional shopfront, with stall risers.

1.6 The existing uses on the building would be reorganised to provide a healthcare unit (D1) within the basement to the rear; a retail (A1) unit within the ground floor and basement (front) and office space (B1) within the ground floor (rear) and floors 1-5 (including a mezzanine). The proposed floor areas are:

- Healthcare (D1) – 322m² GIA (increase of 38m²)
- Retail (A1) – 182m² GIA (increase of 151m²)
- Office (B1) – 1,307m² GIA (loss of 4m²)

1.7 The proposal would have a total uplift of 143m² Gross External Area (GEA).

2.0 Land use

Mixed use policy (DP1) and provision of jewellery space

2.1 The site lies within the Hatton Garden area where the Council requires (via policy DP1) any uplift in floor space over 200m² (gross) to provide up to 50% of all additional floor space in the form of secondary uses, including a contribution to housing and a contribution to affordable premises suitable for the jewellery industry. The proposed GEA would result in an increase of only 143m². Therefore, policy DP1 would not be triggered and a contribution towards housing and the jewellery is not required. The existing site does not contain either of the uses. Housing is a priority land use for the borough and jewellery premises are given special weighting within Hatton Garden.

Retention of community facility (D1)

2.2 The majority of the ground floor of the building is currently occupied by a dental surgery (D1) which was granted planning permission under 2006/4256/P. The surgery provides a range of services including dental, general medical, beauty treatments and physiotherapy. Policy DP15 of the Local Plan states that *'the Council will protect existing community facilities by resisting their loss'*. The proposal seeks to move the dental surgery into the lower ground floor with the applicant stating that it intends to offer the new D1 space to the current tenant.

2.3 The proposed D1 space would include 322m² (GIA) of floorspace within the lower ground floor and it would benefit from a communal reception/concierge on the ground floor (39.82m²). Following revisions, the entire lower ground floor would be dedicated to the replacement D1 space (which is a revision from the original loss of 32m² - as originally submitted – that would have resulted from this internal reconfiguration, this is considered an improvement, in terms of space, given it would benefit from the communal reception area as well.

2.4 The existing dental surgery is located on the ground floor and comprises of five surgeries, a medical suite and two consulting areas, of which only all five surgeries have access to natural light via roof lights. The proposed D1 space would retain some access to natural light via a large skylight/lightwell which would extend the full width of the building to the rear. The proposed quality of space is considered an acceptable replacement and it would not impact upon its ability to function. The existing use or another facility offering similar services could be accommodated meaning that the existing community facility of a healthcare use would be protected, in accordance with policy DP15.

2.5 The relocation of the D1 use to the lower ground floor would allow the other commercial units, shop (A1) and employment (B1), to be located on the ground and upper floors. These uses benefit from greater natural light with medical and dental surgeries having a lower requirement for natural light (i.e. they are the less light sensitive of all the uses within the building). In many healthcare settings, the use of controlled artificial lighting is required. The communal reception area would service the building and allow direct access to the D1 unit which would have ample space for its own dedicated reception area within the lower ground floor.

2.6 The D1 use would have the ability in the future to be converted into a range of uses within this use class including a clinic, other healthcare uses, crèche, day nursery, day centre, school art gallery, museum, library, places of worship and training centre. Given the central location of the proposal, its excellent public transport access and the nature of the surrounding area, it is considered that the use of this basement in other D1 uses would be acceptable in land use and amenity terms. Officers therefore do not consider it to be necessary to add a planning condition to restriction other uses within D1.

Employment space (B1)

2.7 While there would be a minor loss of employment floor space within the building (4m² GIA), the existing space would be rationalised in terms of its layout and quality. The compartmentalised rooms would become open plan (more suitable for modern office premises), the offices would be subjected to internal renovations and upgrading and the provision of light would be improved through the addition of voids leading from rooflights. Officers therefore consider that the proposal is in accordance with DP13 which requires the level of employment floor space on premises suitable for continued business use to be maintained or increased in quality.

Retail space (A1)

2.8 The retail unit (A1) would be retained and extended further across the frontage of the building. It would also be increased in size by 151m² (GIA) with a deeper and wider plan form on the ground floor and storage within the lower ground floor. It is considered that this provision of retail use would be in keeping with the properties on Farringdon Road.

3.0 Design Considerations and Impact on the Conservation Area

Roof extension

3.1 The host building contains a roof extension with a flat roof. Due to its substantial setback from the front and side (south facing) parapets and its height, it is not considered to be prominent within the surrounding area; however, it is of poor design quality and its removal and replacement is supported. Given the nature of the existing and surrounding buildings, it is considered that a replacement roof extension is acceptable in principle subject to an appropriate design with the height and massing being similar.

3.2 The proposed rooftop extension has a similar setback and height than the existing structure with the added benefit of being pulled in from the rear parapet. It appears subordinate due to its setback and subtle design. The screening added to the exterior breaks down its massing and the reinstating the chimneys and parapets retain a form of traditional character. Overall the proposed roof element would preserve the character and appearance of the conservation area.

Rear alterations

3.3 The rear of the building is entirely surrounded by built form including buildings serving Farringdon Road, Saffron Hill and Lily Place. Multiple storey rear additions, some full width, exist in the prevailing pattern of development.

3.4 The proposed first floor rear element would extend to the same height and depth as an existing rear extension at the property. It would infill the rear at first floor level across its full width and depth. Due to the nature and scale of the existing and surrounding buildings, the first floor rear extension is considered acceptable.

3.5 It is recognised that the rear elevation of the building is of poor quality in terms of its form and materials. This includes non-original brickwork, windows and a rear closet wing extension that rises above the parapet. The proposals to reinstate the original rear facade of the building in reclaimed yellow stock brickwork and timber sash windows is supported as it would enhance its appearance. In addition, the reinstatement of the rear parapet and removal of the projecting stair core would bring the rear of the building back in line with the adjoining structures.

Front alterations

3.6 The proposed works to the façade, including the replacement of metal framed windows with traditional timber framed sash windows and the repairs to the render would result in an enhancement to the character and appearance of the building and the conservation area.

3.7 The shopfronts of the host building and this section of Farringdon Road have been significantly altered. The ground floor frontages of 49 and 51 are currently unbalanced, with no. 49 being modernised as part of the change of use to a dental surgery. The upgrading of the shopfronts is welcomed as is the uniformity between 49 and 51. The resulting shopfronts would bring back the fascia height, in line with neighbouring buildings, and a more traditional design with stall risers. Details of the shopfront would be essential to ensure their design quality.

Conclusion

3.8 For the scheme to be successful lies with the correct craftsmanship and attention to detail. The following conditions are recommended to secure details at pre-commencement:

- samples of all proposed materials – including roofing
- proposed signage at shopfront level – minimal use of lighting
- chimney and parapet construction and material details
- shopfront joinery – scale 1:10 and 1:50
- Soot wash details for new brickwork
- Glass window detail to rooftop extension (elevations)

4.0 Residential Amenity

4.1 An 'Analysis and Rights to Light Advice' document has been submitted by GL Hearn in support of application. It is noted that rights to light is a legal issue rather than a planning one. Loss of daylight and sunlight along with loss of outlook/sense of enclosure are assessed under planning. A property could have no rights to light infringements but be significantly impacted by a development. The Council expects applications to submit daylight and sunlight reports using the methodology set out in

the most recent version of Building Research Establishment's (BRE) 'Site layout planning for daylight and sunlight: A guide to good practice'. CPG6 (Amenity) makes it clear that these reports may be required for both minor and major applications depending on whether a proposal has the potential to reduce daylight and sunlight levels. Due to the nature of the proposal (i.e. a replacement roof extension which is smaller than existing and a first floor rear extension facing commercial properties) it is not considered that a daylight and sunlight assessment is required. The findings of the submitted report are that the neighbouring properties would not suffer infringements as a result of the proposed development at 49-51 Farringdon Road. Officers have undertaken their own assessment of each surrounding property below.

4.2 No. 47 Farringdon Road lies to the south of the site adjacent to the proposed first floor rear extension. This building serves a retail unit at basement and ground floor level and offices at floors 1-3. Due to the affected windows to the rear serving a commercial use, the proposed first floor rear extension would impact on any residential occupiers. It is not considered that the extension would result in an undue loss of light to the commercial uses.

4.3 Nos. 32-38 Saffron Hill is entirely made up of offices and lies to the rear (west) of the site. These properties would also not be materially harmed by way of neighbouring amenity.

4.4 The adjacent building at 53 Farringdon Road is occupied by the London Business Academy (D1) and does not contain any residential units. Notwithstanding this, it would not be impacted by any of the extensions. The first floor element would extend away from an existing extension on the shared boundary between the properties.

4.5 No. 20 Farringdon Road is located on the opposite side of Farringdon Road to the east of the property. It is occupied as offices and due to the nature and location of the roof extension would be unlikely to be affected.

4.6 Given that there are no residential properties in the immediate vicinity of the property it is considered unlikely that any of the proposed works would result in an undue loss of light, outlook or privacy.

5.0 Transportation Considerations

5.1 The site has a PTAL score of 6b, the highest achievable, which indicates that it is highly accessible by public transport. The nearest station is Farringdon, located to the south of the site, whilst numerous bus services are available from Farringdon Road.

Cycle parking

5.2 No cycle parking is currently provided on the application site. Cycle parking spaces are proposed in the lower ground floor and would be accessible via a lift. The amount of spaces required is applied to the additional floor space in accordance with table 6.3 of the London Plan 2016. 18 spaces through 10 Sheffield stands are proposed which would exceed the requirements. The Sheffield stands accord with the guidance within CPG7 (Transport) and would be secured by planning condition.

Construction Management Plan (CMP)

5.3 Policy DP20 states that CMPs should be secured to demonstrate how a development will minimise impacts from the movement of goods and materials during the construction process (including any demolition works). Policy DP21 relates to how a development is connected to the highway network. For some developments this may require control over how the development is implemented (including demolition and construction) through a Construction Management Plan (CMP).

5.4 The site would be accessed directly from Farringdon Road. Due to the amount of construction required for the alterations, extensions and reconfigurations and the sensitive nature of the local

streets, a CMP must be secured via S106. The Council's primary concern is public safety and to ensure that construction traffic does not create or add to traffic congestion in the local area. The proposal is likely to lead to a variety of amenity issues for local people including noise, vibration, air quality, temporary loss of parking etc. The Council needs to ensure that the development can be implemented without being detrimental to amenity or the safe and efficient operation of the highway network in the local area. A CMP must therefore be secured as a Section 106 planning obligation if planning permission is granted.

5.5 In order to minimise traffic congestion and road safety issues during development works, construction vehicle movements are acceptable between 9.30am to 4.30pm on weekdays and between 8.00am and 1.00pm on Saturdays. If there is a school in the vicinity of the site or on the proposed access and/or egress routes, then deliveries must be restricted to between 9.30am and 3pm on weekdays during term time. However, specific details would need to be agreed with Camden during development of the CMP. The CMP would need to be approved by Camden prior to works commencing on site. The Council expects the development to be registered with the Considerate Constructors' Scheme. Details are available here: <https://www.ccscheme.org.uk/>

5.6 The Council has a CMP pro-forma which must be used once a Principal Contractor has been appointed. The CMP, in the form of the pro-forma, would need to be approved by the Council prior to any works commencing on site. A CMP Implementation Support Contribution of £1,140 would also need to be secured as a Section 106 planning obligation if planning permission is granted. The CMP pro-forma and an advice note providing further information on this financial contribution are available on the Council's website at the hyperlink below:

<http://www.camden.gov.uk/ccm/content/environment/planning-and-built-environment/two/planning-applications/making-an-application/supporting-documentation/planning-obligations-section-106/>

Highway and Public Realm Improvements directly adjacent to the site

5.7 The summary page of DP21 states that *'The Council will expect works affecting Highways to repair any construction damage to transport infrastructure or landscaping and reinstate all affected transport network links and road and footway surfaces following development'*.

5.8 The Council would therefore need to secure a financial contribution for highway works for repaving the footway directly adjacent to the site on Farringdon Road as a Section 106 planning obligation if planning permission is granted. This would allow for any damage caused during construction of the proposed development to be repaired and enable the proposal to comply with DP21. An estimate request has been submitted to the Council's Highways team,

6.0 Sustainability

6.1 Policies CS13 and DP22 encourage sustainable measures to be incorporated. The proposal would not include the extension of 500m² or more of floor space so there are no specific sustainability requirements. Notwithstanding this and as part of the works, the fabric of the building would be insulated internally which would greatly enhance its energy efficiency; the existing aluminium framed windows would be replaced with triple glazed timber sashes; by increasing the provision of natural daylight generally into the building there would be a reduction in the requirement for artificial forms of light; where artificial light is required low energy fittings would be used.

7.0 Local employment and procurement

7.1 Depending on the costs associated with the scheme, the Council would secure the following obligations by legal agreement in order to maximise the opportunities to local residents and businesses afforded by the development:

- The applicant should work to CITB benchmarks for local employment when recruiting for construction-related jobs as per clause 8.28 of CPG8

- The applicant should advertise all construction vacancies and work placement opportunities exclusively with the King's Cross Construction Skills Centre for a period of 1 week before marketing more widely
- The applicant should provide a specified number (to be agreed) of construction and non-construction work placement opportunities of not less than 2 weeks each, to be undertaken over the course of the development, to be recruited through the Council's King's Cross Construction Skills Centre or our work experience broker
- If the build costs of the scheme exceed £3 million the applicant must recruit 1 construction apprentice or non-construction apprentice per £3million of build costs and pay the council a support fee of £1,700 per apprentice as per clause 8.25 of CPG8. Recruitment of construction apprentices should be conducted through the Council's King's Cross Construction Skills Centre. The applicant should recruit both construction and non-construction apprentices. Recruitment of non-construction apprentices (e.g. administrative, facilities management, finance, HR, etc.) should be conducted through the Council's Economic Development team
- If the value of the scheme exceeds £1 million, the applicant must also sign up to the Camden Local Procurement Code, as per section 8.30 of CPG8

8.0 Community Infrastructure Levy (CIL)

8.1 The proposal by its size and land use type will be liable for the London Borough of Camden's Community Infrastructure Levy (CIL) introduced on the 1st April 2015 to help pay for local infrastructure and the Mayoral CIL which helps fund Crossrail introduced on 1st April 2012.

9.0 Recommendation: Grant Conditional Permission Subject to a Section 106 Legal Agreement with the following heads of terms:

- Construction Management Plan (Pro-forma);
- CMP Implementation Support Contribution of £1,140;
- Highway works (footway repaving adjacent to the site) estimate to be provided;
- Local employment and procurement obligations

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday the 30th of January 2017, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Amin Taha Architects
12 - 13 Clerkenwell Green Second
Floor London EC1R 0QJ

Application Ref: **2016/6194/P**

02 February 2017

Dear Sir/Madam

DRAFT
FOR INFORMATION ONLY - THIS IS NOT A FORMAL DECISION
Town and Country Planning Act 1990 (as amended)

DECISION SUBJECT TO A SECTION 106 LEGAL AGREEMENT

Address:

**49-51 Farringdon Road
London
EC1M 3JP**

DECISION
Proposal: Internal and external alterations, extensions and reconfiguration of building to provide a replacement roof extension at fifth floor level; a first floor rear extension; internal reconfiguration and extension of retail (A1), healthcare (D1) and office (B1a) uses with an overall uplift of 115sq.m (GIA); restoration of facade and upgrading of shopfront; alterations to rear elevation and associated additions/alterations.

Drawing Nos: (239-)099 Rev B; 100-106 Rev D; 200 and 200A-205 Rev D; 300-301 Rev M; 302 Rev J; 303-305 Rev L; 306-307 Rev J; 400 Rev I; 400A Rev G; 401 Rev L; 402 Rev I; 403 Rev K; 404 Rev M; 405 Rev G; 410-411 Rev B; SK_CYCLE PROVISION_060117, Full Plans Application Submission - November 2016 (Design & Access Statement) and Analysis and Rights to Light Advice dated 16 October 2015.

The Council has considered your application and decided to grant permission subject to the conditions and informatives (if applicable) listed below **AND** subject to the successful conclusion of a Section 106 Legal Agreement.

The matter has been referred to the Council's Legal Department and you will be contacted shortly. If you wish to discuss the matter please contact **Aidan Brookes** in the Legal Department on **020 7 974 1947**.

Once the Legal Agreement has been concluded, the formal decision letter will be sent to you.

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans (239-)099 Rev B; 100-106 Rev D; 200 and 200A-205 Rev D; 300-301 Rev M; 302 Rev J; 303-305 Rev L; 306-307 Rev J; 400 Rev I; 400A Rev G; 401 Rev L; 402 Rev I; 403 Rev K; 404 Rev M; 405 Rev G; 410-411 Rev B; SK_CYCLE PROVISION_060117.

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

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

a) Details including sections at 1:10 of all windows (including jambs, head and cill), ventilation grills, external doors and gates;

b) Plan, elevation and section drawings, including fascia, signage, joinery, lighting, cornice, pilasters and glazing panels of the new shopfronts at a scale of 1:10 and 1:50;

c) Manufacturer's specification details of all facing materials to be submitted to the Local Planning Authority, including roofing and soot wash details for new brickwork, and samples of those materials to be provided on site;

d) Chimney and parapet construction and material details

e) Glass window detail to rooftop extension (elevations)

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works. All other new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 4 As per drawing no. 239_SK_CYCLE PROVISION_060117, a total of 18 secure and covered cycle parking spaces for the proposed development shall be provided in their entirety prior to the first occupation of the development, and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policy DP17 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 3 The Mayor of London introduced a Community Infrastructure Levy (CIL) to help pay for Crossrail on 1st April 2012. Any permission granted after this time which adds more than 100sqm of new floorspace or a new dwelling will need to pay this CIL. It will be collected by Camden on behalf of the Mayor of London. Camden will be sending out liability notices setting out how much CIL will need to be paid if an affected planning application is implemented and who will be liable.

The proposed charge in Camden will be £50 per sqm on all uses except affordable housing, education, healthcare, and development by charities for their charitable purposes. You will be expected to advise us when planning permissions are implemented. Please use the forms at the link below to advise who will be paying the CIL and when the development is to commence. You can also access forms to allow you to provide us with more information which can be taken into account in

your CIL calculation and to apply for relief from CIL.

<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

We will then issue a CIL demand notice setting out what monies needs to paid when and how to pay. Failure to notify Camden of the commencement of development will result in a surcharge of £2500 or 20% being added to the CIL payment. Other surcharges may also apply for failure to assume liability and late payment. Payments will also be subject to indexation in line with the construction costs index.

Please send CIL related documents or correspondence to CIL@Camden.gov.uk

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.

DRAFT

Yours faithfully

Supporting Communities Directorate

DECISION