

Mr Elie Osborne
4D Planning
3rd Floor
86-90 Paul Street
London
EC2A 4NE

Application Ref: **2017/0587/P**
Please ask for: **Evelyn Jones**
Telephone: 020 7974 **2783**

14 September 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

**69-71 Farringdon Road
London
EC1M 3JB**

Proposal:

Conversion of a ground floor shop unit (class A1) into two self-contained shop units and change of use of 1st floor retail unit (class A1) into one 2-bedroom flat (class C3) and removal of first floor rear extension and installation of roof lights to ground floor rear extension.

Drawing Nos: OFR02P, OFR06P, OFR01P, OFR05P, OFR03P, OFR07P REV 5, OFR04P, OFR08P, OFR01S, OFR03S, OFR02S, OFR04S, OFR01E, OFR03E, OFR02E, OFR04E

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

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 All 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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans OFR02P, OFR06P, OFR01P, OFR05P, OFR03P, OFR07P, OFR04P, OFR08P, OFR01S, OFR03S, OFR02S, OFR04S, OFR01E, OFR03E, OFR02E, OFR04E

Reason:

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

- 4 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 additional window at first floor level to the rear elevation (including jambs, head and cill);

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.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 5 Before the development commences, details of secure and covered cycle storage area for two cycles shall be submitted to and approved by the local planning authority. The approved facility shall thereafter be provided in its entirety prior to the first occupation of any of the new units, and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The proposal would seek to convert the existing first floor retail unit into one 2 bedroom flat and divide the existing single ground and lower ground floor retail unit into two separate retail units. The proposal would also include the creation of a new

entrance to the shop unit of number 71 and the replacement of the existing atrium to the rear with a new lower roof and roof lights.

The loss of the retail units at first floor level is considered acceptable as the proposal includes the creation of a new retail unit and the retention of an existing retail unit at ground and lower ground floor level. The first floor is currently used as storage and as such is ancillary to the retail space at ground and lower ground floor. The loss of this floor space would not affect the viability of the retail units at ground and ground floor level and as such the proposed loss of this space is considered acceptable. Housing is identified as a priority within the Local Plan, particularly 2 bedroom properties, and therefore the creation of a new residential unit is welcomed.

The new unit will be 94.7 sqm and therefore exceed the Government's current technical space standards for a 2-bedroom 4 person property. The new dwelling would receive good levels of natural light as the existing property has three large windows on both the front and rear elevation and provide good standards of accommodation for future occupiers.

At the rear of the property, the removal of the existing large glass atrium is proposed to be replaced by a pitched roof with three rooflights. This would be less visible from the St Cross Street and would be more in keeping with the character and appearance of the host building and wider Hatton Garden Conservation Area. This would also open up the rear elevation as the new roof would terminate at upper ground floor level. The front elevation would have no changes other than the insertion of a new access door to number 71 within the existing shopfront. The external alterations to the property are considered acceptable in the context of the host building and wider Hatton Garden Conservation Area.

It is not considered that the proposal would cause harm to the visual and residential amenities of nearby neighbouring properties by way of visual privacy and overlooking, overshadowing or outlook or sunlight/daylight.

The application site has a PTAL rating of 6B and is located within the Central London Area (Clear Zone Region). Policy T2 expects developments to be car free where a site is easily accessible by public transport. Therefore this permission is subject to a Section 106 legal agreement to ensure the new dwelling will be car free.

Provision for two cycle spaces has been provided at the ground floor entrance hallway providing access to the upper floor flats, refuse storage has also been made available in this area.

No objections have been received to this application. The site's relevant planning history was taken into account when coming to this decision.

Special attention has been paid to the desirability of preserving or enhancing the character and appearance of the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas Act) 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

The proposed development is in general accordance with policies A1, D1, DM1, H1, H6, H7, TC1, T2, TC5, and D2 of the London Borough of Camden Local Plan 2017 and the London Plan 2016 and the provisions of the National Planning Policy Framework.

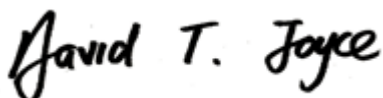
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 3 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.
- 4 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.

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



David Joyce
Director of Regeneration and Planning

