

Mr. George Smith
DP9
100 Pall Mall
London
SW1Y 5NQ

Application Ref: **2016/5638/P**
Please ask for: **Gideon Whittingham**
Telephone: 020 7974 **5180**

25 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:
75 Farringdon Road
London
EC1M 3PS

Proposal:

Refurbishment of existing B1(a) (Office) building including external facade alterations, and erection of a single storey set back seventh floor extension with associated terrace and rooftop plant.

Drawing Nos: 861_SP-02_1:500 Rev A (Block Plan); 861_SP-01_1:1250 Rev A (Site Plan); EX.B1; EX.LGF; EX.00; EX.01; EX.02; EX.03; EX.04; EX.05; EX.06; EE.00; EE.01; ES.00; ES.01;

GA.B1 Rev P7; GA.LGF Rev P8; GA.00.P10 Rev P10; GA.01 Rev P6; GA.02 Rev P6; GA.03 Rev P6; GA.04 Rev P6; GA.05 Rev P6; GA.06 Rev P6; GA.07 Rev P9; GA.08 Rev P7; 952_GE.00 Rev P2; 952_GE.01 Rev P2; 952_GS.00 Rev P3; 952_GS.01 Rev P2; Planning noise and vibration report (16327-R01-B), dated 7 September 2016; Daylight and Sunlight Report, dated October 2016 and Daylight and Sunlight Addendum Report, dated June 2017.

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 The development hereby permitted shall be carried out in accordance with the following approved plans [861_SP-02_1:500 Rev A (Block Plan); 861_SP-01_1:1250 Rev A (Site Plan); EX.B1; EX.LGF; EX.00; EX.01; EX.02; EX.03; EX.04; EX.05; EX.06; EE.00; EE.01; ES.00; ES.01; GA.B1 Rev P7; GA.LGF Rev P8; GA.00.P10 Rev P10; GA.01 Rev P6; GA.02 Rev P6; GA.03 Rev P6; GA.04 Rev P6; GA.05 Rev P6; GA.06 Rev P6; GA.07 Rev P9; GA.08 Rev P7; 952_GE.00 Rev P2; 952_GE.01 Rev P2; 952_GS.00 Rev P3; 952_GS.01 Rev P2; Planning noise and vibration report (16327-R01-B), dated 7 September 2016; Daylight and Sunlight Report, dated October 2016 and Daylight and Sunlight Addendum Report, dated June 2017].

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 Council before the relevant part of the work is begun:

a) Samples and manufacturer's details of new facing materials including windows and door frames, cladding with a full scale sample panel of all facing finishes of no less than 1m by 1m including junction with window opening demonstrating the proposed colour, texture, face-bond and pointing.

A sample panel of all facing materials should be erected on-site and approved by the Council before the relevant parts of the work are commenced and the development shall be carried out in accordance with the approval given.

The relevant part of the works shall then be carried in accordance with the approved details

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.

- 4 The approved refuse and cycle facility for 4 cycles shall 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 Camden Local Plan 2017.

- 5 Prior to commencement of the development, details shall be submitted to and approved in writing by the Council, of the external noise level emitted from plant/

machinery/ equipment and mitigation measures as appropriate. The measures shall ensure that the external noise level emitted from plant, machinery/ equipment will be lower than the lowest existing background noise level by at least 5dBA, by 10dBA where the source is tonal, as assessed according to BS4142:1997 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity. A post installation noise assessment shall be carried out where required to confirm compliance with the noise criteria and additional steps to mitigate noise shall be taken, as necessary. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

Reason: To safeguard the amenities of the premises and the area generally in accordance with the requirements of policies G1, CC1, D1, and A1 of the London Borough of Camden Local Plan 2017.

Informative(s):

1 Reasons for granting permission

The development would provide new and refurbished office floorspace within Farringdon, an area of the Borough identified by local planning policy as being suitable for intensification. The proposal would create new employment opportunities and thereby stimulate growth within the area. The proposed scheme seeks to create less than 200m² (199m² GEA) of additional floorspace in a Central London Area location, therefore Policy H2 would not apply in this instance.

The proposed façade and roof extensions are considered to represent an appropriate form of development given the scale of the existing building and those within the surrounding area. The proposed external alterations to the building's façade would improve both its visual appearance along the streetscene and the existing access arrangements at ground floor level. The development has also been designed to have regard to the amenity of existing and future residents living in the area and would not detrimentally impact upon the highway network.

The proposal would not result in overlooking, loss of sunlight/daylight and outlook of any greater detriment to the adjacent residential units, be they existing or extant (permitted). The new floor level would be arranged in an appropriate way to ensure the new development would not overlook the neighbouring properties to an unreasonable degree and the form of the extension is such that it would minimise its impact upon daylight, annual probable sunlight and overshadowing as per the submitted Sunlight and Daylight Report.

The proposal would result in plant housing maintained again at roof level, albeit above the newly constructed additional level. The applicant has submitted a report, which includes calculations of predicted noise levels to support compliance with the Council's standards, to be secured by condition.

The development provides 4 x secure cycle parking spaces at ground floor level along with a dedicated refuse area, which meets London Plan standards and

Camden's design requirements.

The applicants are also however proposing that cycle parking (47 spaces) be provided for the entire building floor space at basement level, which is not a policy requirement. This would be accessed from the ground floor from St Cross Street and would involve users negotiating 2 sets of stairs using a stair ramp, with the first set of stairs between ground and lower ground and the second set between lower ground and basement. Whilst this is less than ideal - the use of lifts is preferred, the lifts unfortunately do not descend to the basement level - they only go as far as the lower ground. As such, and as the proposal is for refurbishment for an existing building, not the construction of an entirely new one, the proposed arrangements are on balance considered acceptable. Staff/visitors would exit and enter the cycle storage area via the lifts to the lower ground floor and then via a separate stair case to the one used for moving cycles up and down.

Terms to be secured by a S106 Legal Agreement include financial contributions to highways works, a Construction Management Plan and implementation fee.

No objections were received prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this decision. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 CA's of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies A1; A4; D1; D2; D3; CC1; CC2; CC5; C5; C6; E1; E2; G1; TC4; T1; T2; T3; T4 and DM1 of the Camden Local Plan, policies of the London Plan 2016; and the National Planning Policy Framework.

- 2 You are reminded of the need to provide adequate space for internal and external storage for waste and recyclables. For further information contact Council's Environment Services (Waste) on 020 7974 6914/5 or see the website <http://www.camden.gov.uk/ccm/content/environment/waste-and-recycling/twocolumn/new-recycling-rubbish-and-reuse-guide.en>.
- 3 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).
- 4 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](http://www.camden.gov.uk/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.

- 5 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

- 6 This consent is without prejudice to, and shall not be construed as derogating from, any of the rights, powers, and duties of the Council pursuant to any of its statutory functions or in any other capacity and, in particular, shall not restrict the Council from exercising any of its powers or duties under the Highways Act 1980 (as amended). In particular your attention is drawn to the need to obtain permission for any part of the structure which overhangs the public highway (including footway). Permission should be sought from the Council's Engineering Service Network Management Team, Town Hall, Argyle Street WC1H 8EQ, (tel: 020 7974 2410) or email highwayengineering@camden.gov.uk.
- 7 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 8 You are reminded that filled refuse sacks shall not be deposited on the public footpath, or forecourt area until within half an hour of usual collection times. For further information please contact the Council's Environment Services (Rubbish Collection) on 020 7974 6914/5. or on the website <http://www.camden.gov.uk/ccm/content/contacts/council->

contacts/environment/contact-street-environment-services.en.

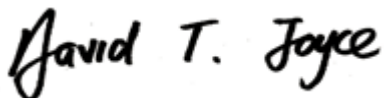
- 9 This permission is granted without prejudice to the necessity of obtaining consent under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007. Application forms may be obtained from the Council's website, www.camden.gov.uk/planning or the Camden Contact Centre on Tel: 020 7974 4444 or email env.devcon@camden.gov.uk).
- 10 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

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Director of Regeneration and Planning