

Joanna Edwards
Hone Edwards Associates
Second Floor
Millars Three
Southmill Road
Bishops Stortford
CM23 3DH

Application Ref: **2017/3489/P**
Please ask for: **Samir Benmbarek**
Telephone: 020 7974 **2534**

10 August 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
37 Farringdon Road
London
EC1M 3JB

Proposal:
Alterations to shopfront
Drawing Nos: 2640/G210; 2640/G211c; 2640/G012 (OS Extract)

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 policy D1 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: 2640/G210; 2640/G211c; 2640/G012 (OS Extract)

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

Informative(s):

- 1 Reasons for granting permission:

The proposed refurbishment and changes to the shopfront are considered minimal and appropriate in terms of design, scale and choice of materials and are in keeping with the commercial identity of Farringdon Road. Overall the minor alterations are not considered to harm the character and appearance of the Hatton Garden Conservation Area.

Due to the minimal scale of the proposal, there would be no harm to the amenity of any adjoining residential occupiers.

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 Listed Building Buildings and Conservation Areas Act 2013.

As such, the proposed development is in general accordance with policies A1, D1, D2 and D3 of the London Borough of Camden Local Plan 2017. It also accords with the London Plan 2016 and the National Planning Policy Framework.

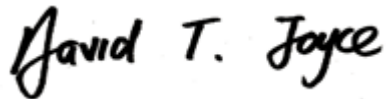
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that 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, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).

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 style with a large initial 'D'.

David Joyce
Director of Regeneration and Planning