

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

Application Ref: **2016/6194/P**
Please ask for: **Jonathan McClue**
Telephone: 020 7974 **4908**

14 December 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:

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

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 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 (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 policies G1, D1 and D2 of the Camden Local Plan June 2017.

- 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 policies G1 and T1 of the Camden Local Plan June 2017 and table 6.3 of the London Plan 2016.

Informative(s):

- 1 The Camden Local Plan was adopted on 03/07/2017, which was several months after the application gained a resolution to grant following it being considered at the Member's Briefing Panel on 30/01/2017. When the application was given the resolution to grant, the Local Plan only had limited weight as the Council was yet to consult on its proposed modifications to the Submission Draft Local Plan following comments made by the Inspector during examination. While having limited weight, the emerging policies at the time were considered as part of the assessment.

Following the adoption of the Local Plan officers have assessed the proposal in line with the new policies, which are mostly consistent with those within the Local Development Framework (the relevant policies with full weight at the time the application was recommended for approval to the Member's Briefing Panel). The proposal is considered to be wholly consistent with the Local Plan.

- 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 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.

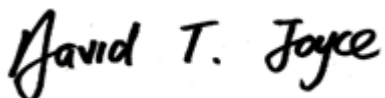
Please send CIL related documents or correspondence to CIL@Camden.gov.uk

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.

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