

Mr Johnson  
Mark Pinney Associates  
50 River Gardens Walk  
London  
SE10 0UB

Application Ref: **2017/6810/P**  
Please ask for: **Thomas Sild**  
Telephone: 020 7974 **3686**

25 January 2018

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**77 - 79 Farringdon Road**  
**Islington**  
**LONDON**  
**EC1M 3JY**

Proposal:

Alterations to ground floor entrance and frontage window

Drawing Nos: Design and Access Statement (23.01.2018), 1152 A.00.00A1152 A.02.100 B, 1152 A.400, 1152 A.02.100 B, 1152 A.00.100, 1152 A.00.200 Rev A, 1152 A.00.201, 1152 A.02.200 Rev B, 1152 A.03.11 Rev C.

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: Design and Access Statement (23.01.2018), 1152 A.00.00A1152 A.02.100 B, 1152 A.400, 1152 A.02.100 B, 1152 A.00.100, 1152 A.00.200 Rev A, 1152 A.00.201, 1152 A.02.200 Rev B, 1152 A.03.11 Rev C.

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

Informative(s):

- 1 Reasons for granting permission:

The proposed entrance replaces a non-original wooden contemporary style door and surrounding structure which is not considered to positively contribute to the building's character and visual amenity. The proposed timber and glazed panel door and surrounding timber framed glazing is more traditional in style and is considered an enhancement to the building's existing character.

The proposed replacement window frame will be wooden to match existing with a top transom and window pane division in line with the remaining frontage windows. Following negotiation, plans were amended to propose a replacement window which is not noticeably different from the others of the adjoining showroom and enables the frontage to be read as a continuous component of a single building.

Overall the proposals are considered to enhance the building's existing character and that of the wider conservation area.

Due to the nature and siting of the proposals, there is not considered to be impact on the amenity of neighbouring occupants.

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

No objections were received prior to making this decision. The planning history of the site and surrounding area were taken into account when coming to this decision. Special regard has been attached to the desirability of preserving or enhancing 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 2013.

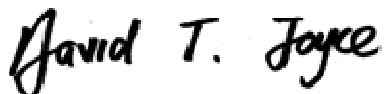
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 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 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.

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