

Application ref: 2018/0797/P
Contact: Stuart Clapham
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Date: 13 March 2018

Development Management
Regeneration and Planning
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4D Planning
3rd Floor
86-90 Paul Street
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EC2A 4NE

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
Lynco House
69-71 Farringdon Road
London
EC1M 3JB

Proposal: Details of rear first floor window required by condition 4 and details of cycle storage required by condition 5 of planning permission (ref: 2017/0587/P) granted on 14/09/2017 for the 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 2bedroom flat (class C3) and removal of first floor rear extension and installation of roof lights to ground floor rear extension.

Drawing Nos:
Condition 4: 0597_MIS, 0597_MIS1, 0597_MIS2, 4D01W
Condition 5: OFR05P, Details of "Gear Up Off-the-wall 2-Bike Vertical Rack".

The Council has considered your application and decided to grant permission.

Informative(s):

- 1 Reason for granting permission

In respect of Condition 4, the sash window detail demonstrates an acceptable design, quality and materials. While the stuck-on glazing bars would generally be discouraged, as would the use of double glazing alongside single-glazed windows,

the proposed design is considered appropriate for the rear elevation of this non-listed building.

In respect of Condition 5, the proposed cycle parking provision will enable the storage of two cycles within a secured spaced accessible only to the two flats. While it does require the cycle to be lifted into place for storage and would therefore be discouraged under Camden Planning Guidance 7 (9.8), this is considered acceptable given the constrained space for cycles available on the site in the approved plans.

The site's 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 or 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 details provided are in general accordance with policies D1, D2 and T1 of the London Borough of Camden Local Plan 2017, the London Plan 2016, and the National Planning Policy Framework 2012.

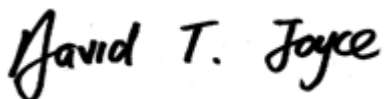
- 2 You are advised that all conditions relating to planning permission 2017/0587/P dated 14/09/17 which need details to be submitted, have been approved.

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