

Application ref: 2018/1189/P
Contact: Thomas Sild
Tel: 020 7974 3686
Date: 29 May 2018

Development Management
Regeneration and Planning
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Peter James Houghton
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Unit 1.23 Grand Union Studios
332 Ladbroke Gr
London
W10 5AD

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**Basement
Farringdon Point
29-35 Farringdon Road
LONDON EC1M 3JB**

Proposal:

Alterations to street level entrance to basement unit on Farringdon Road

Drawing Nos: Site Location Plan, GE.00 Rev A, GE.01 Rev A

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 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: Site Location Plan, GE.00 Rev A, GE.01 Rev A

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

The proposed entrance frontage to the basement unit will remain partly painted render, including a painted render business name, with the addition of a matt painted metal panel. The proposed internally illuminated box sign illuminates the business name text only and would not project behind the entrance recess, reducing its prominence in the streetscene and as such is considered acceptable in this case. The entrance forms part of the frontage of a modern, minimal style building and as such the overall design is considered appropriate in this context while preserving the character of the surrounding conservation area. Plans were revised to change the proposed side panel from back painted glass to ensure a less visually intrusive appearance. Proposed neon lighting was also omitted from the final design following concerns over its visual impact in this location.

Given the nature of the development, by way of its scale and siting, the proposal would not result in harm to neighbouring amenity.

The site's planning and appeal history has been taken into account when coming to this decision. No objections were received prior to making 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 2013.

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 2012.

- 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

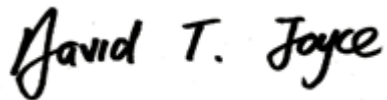
heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. 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

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