

Application ref: 2017/3924/P  
Contact: Patrick Marfleet  
Tel: 020 7974 1222  
Date: 31 May 2018

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE  
Phone: 020 7974 4444  
camden.gov.uk  
[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk](http://www.camden.gov.uk)

Monahan Blythen Hopkins Architects  
166 Clerkenwell Road  
London  
EC1R 5DE

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted Subject to a Section 106 Legal Agreement**

Address:  
**125 Clerkenwell Road**  
**London**  
**EC1R 5DB**

Proposal:

Part-demolition of existing front façade above arched entranceway to provide enlarged access route to the rear of the site and reinstatement of the façade once works approved under ref: 2015/6751/P granted 12/05/2017 have been completed.

Drawing Nos: 125CR/P/PD01, 125CR/P/PD02 A, Monahan Blythen Hopkins Architects  
Heritage Statements dated October 2017.

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: 125CR/P/PD01, 125CR/P/PD02 A, Monahan Blythen Hopkins Architects Heritage Statements dated October 2017.

Reason:

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

- 4 Prior to the commencement of any works on site, 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:

- a) Detailed photographic record of the front façade section to be demolished;
- b) Detailed plans, sections and elevations at 1:10 of all window and door openings (including jambs, head and cill);
- c) Elevation and section drawings of the front parapet cornice and decorative string course above the ground floor opening;
- d) Details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

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.

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.

Informative(s):

- 1 Reasons for granting permission.

The current application proposes to demolish the eastern section of the existing front façade at the application site (located above the arched entrance) to provide improved access to the rear of the site whilst the extant permission to build 8 new residential units (ref: 2015/6751/P) is implemented. The façade would be reinstated in its entirety following completion of the approved works.

Within their supporting submissions the applicant has demonstrated that the aforementioned façade dates from the mid 20th century and reads as a separate addition to the late Victorian façade which occupies the remainder of 125 Clerkenwell Road and is to remain intact.

The Council's conservation officer has reviewed the supporting heritage documents submitted with the application and is satisfied that the section of the existing façade the current proposal seeks to demolish, is a later addition with limited historic value and its temporary removal would not harm the special interest of the neighbouring listed building to which it adjoins (123 Clerkenwell Road). Therefore, no objection is raised to the façades demolition provided it is thoroughly recorded and documented prior to its removal so that it can be restored sensitively and accurately following completion of the approved development at the site (ref: 2015/6751/P).

The partial demolition of the existing façade is a temporary measure whilst the approved works are implemented at the site, and its reinstatement following completion would ensure no harm is caused to the character of the host building, adjoining listed building and surrounding conservation area.

The proposed demolition works would cause no harm to the amenity of neighbouring residents in terms of loss of light, outlook or privacy.

Special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses, under s.66 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013. 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.

As such, the proposal is in general accordance with policies A1, D1 and D2 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 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

*David T. Joyce*

David Joyce  
Director of Regeneration and Planning