

Application ref: 2018/1109/P
Contact: Oluwaseyi Enirayetan
Tel: 020 7974 3229
Date: 28 June 2018

Development Management
Regeneration and Planning
London Borough of Camden
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Judd Street
London
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4D Planning
86-90 Paul Street
3rd Floor
London
EC2A 4NE

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

69-71 Farringdon Road
London
EC1M 3JB

Proposal:

Replacement of six uPVC front windows at first floor level with double glazed timber fittings.

Drawing Nos: Os Map/Location Plan; 4D01; 4D02 RevA; Window details ref: 153924 (15pages); Design and Access Statement dated 27/02/2018; Email dated 18 June 2018 re structural glazing bar.

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; Os Map/Location Plan; 4D01; 4D02 RevA; Window details ref: 153924 (15pages); Design and Access Statement dated 27/02/2018; Email dated 18 June 2018 re structural glazing bar.

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

Informative(s):

- 1 Reasons for granting permission.

The proposal was revised during the course of the application to replace the proposed double glazed uPVC windows with timber frames, as uPVC is considered unacceptable on both design and sustainability grounds. Therefore, the proposed replacement windows, by virtue of their siting, timber material and detailing are considered acceptable and an enhancement to the character and appearance of the host building, streetscene and wider Conservation Area. Furthermore, the agent for the application has confirmed in an email dated 18 June 2018 that the proposed window glazing bars would be structural.

The proposal would replace six existing windows at the site and would not cause harm to the amenity of neighbouring residents.

No objections have been received prior to making this decision. The planning history of the site has been 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 proposal is in general accordance with policies D1 and D2 of the Camden Local Plan 2017 and accords with 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

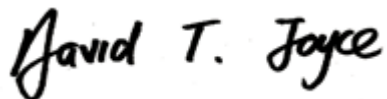
Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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 style with a large initial 'D' and 'J'.

David Joyce
Director of Regeneration and Planning