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Regeneration and Planning Development Management  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 8ND

29 January 2019

**RE:** Approval 2015/6732/P

Dear Sir/ Madam,

The accompanying application seeks to renew planning as approved for 67 Farringdon Road, application 2015/6732/P.

Full planning permission was granted on 4th March 2016, with the following condition;

'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).'

As such we seek to renew the application by making a new application which is materially identical to 2015/6732/P. The accompanying application and supporting documents are the same as those submitted for previous application 2015/6732/P, and as such we have not altered the dates on the drawings or documents from the previous submission.

Please see overleaf for a copy of the approval for 2015/6732/P

Regards,

Jake Edgley

Director

Date: 04 March 2016  
Our Reference: CLS/CSF/GR41/1781.589  
Enquiries to: Gemma Robinson

Mr Jake Edgley  
Edgley Design  
3rd floor 25-29 Old Street  
London  
EC1V 9HX



**Legal Services**  
Law and Governance  
London Borough of Camden  
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Dear Jake

**Re: 67 Farringdon Road 2015/6732/P**

Further to this matter I now enclose herewith the completed Section 106 Agreement together with the Planning Permission referenced 2015/6732/p both dated 4 March 2016. I should be grateful if you would kindly acknowledge receipt.

I would like to take this opportunity to thank you for your assistance in this matter.

Kind regards

  
**Gemma Robinson**  
**For the Borough Solicitor**

Enc

**Borough Solicitor**  
**Andrew Maughan**



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Mr Jake Edgley  
Edgley Design  
3rd floor 25-29 Old Street  
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Application Ref: **2015/6732/P**  
Please ask for: **Kate Phillips**  
Telephone: 020 7974 **2521**

4 March 2016

Dear Sir/Madam

### **DECISION**

Town and Country Planning Act 1990 (as amended)

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

Address:  
**67 Farringdon Road  
London  
EC1M 3JB**

Proposal:

Mansard roof extension to create 1 no. self-contained 1-bed flat.

Drawing Nos: 0110 rev B; 0200 rev A; 0300 rev B; 0301 rev A; 0100 rev B; 0210 rev A;  
0310 rev B; 0311 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



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Director of Culture & Environment

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 CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The noise level in rooms at the development hereby approved shall meet the 'Good' noise standard specified in BS8233:1999 for internal rooms and external amenity areas.

Reason: To ensure that the amenity of occupiers of the development site is not adversely affected by noise in accordance with policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 4 The development hereby approved shall achieve a maximum internal water use of 105 litres/person/day, allowing 5 litres/person/day for external water use. Prior to occupation, evidence demonstrating that this has been achieved shall be submitted to and approved by the Local Planning Authority.

Reason: To ensure the development contributes to minimising the need for further water infrastructure in an area of water stress in accordance with policies CS13 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22 and DP23 of the London Borough of Camden Local Development Framework Development Policies.

- 5 The residential unit within the mansard hereby approved shall be designed and constructed in accordance with Building Regulations Part M4 (2).

Reason: To ensure that the internal layout of the building provides flexibility for the accessibility of future occupiers and their changing needs over time, in accordance with the requirements of policy CS6 of the London Borough of Camden Local Development Framework Core Strategy and policy DP6 of the London Borough of Camden Local Development Framework Development Policies.

- 6 The development hereby permitted shall be carried out in accordance with the following approved plans: 0110 rev B; 0200 rev A; 0300 rev B; 0301 rev A; 0100 rev B; 0210 rev A; 0310 rev B; 0311 rev A .

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

Informative(s):

- 1 Reasons for granting permission

Planning permission was previously granted in 2000 and 2003 for the erection of a mansard roof; however, the works were not implemented. It is still considered that a mansard roof represents an appropriate way to extend the building because the new mansard roof would match in appearance the mansard roofs at Nos. 69-71 Farringdon Road. Furthermore, the new mansard would rise from behind the parapet wall and it would be separated from the wall by a substantial gutter; and the windows in the mansard roof would be of a clearly subordinate size and would relate well to the openings on the lower floors.

Housing is a key priority of the LDF and therefore the creation of an additional residential unit is welcomed. The proposal fails to meet the priorities set out in the Dwelling Size Priorities Table (Policy DP5), insofar as it involves the creation of a 1 bed unit (low priority); however, there is insufficient space to meet the Government's current technical housing standards for a 2-bed unit, and therefore the provision of a 1-bed unit is considered to be acceptable.

The residential unit would satisfactorily meet the current technical housing standards for a 1 bed unit, and it is considered that the new unit would provide an acceptable standard of accommodation in terms of layout, space and room sizes, storage and utility spaces, daylight and sunlight, privacy and security, and noise.

The application site has a Public Transport Accessibility Level (PTAL) of 6b (the highest) and is within a Controlled Parking Zone (CA-D - King's Cross). Policy DP18 expects development to be car-free in the Central London Area. This planning permission is therefore subject to a legal agreement to ensure the dwelling is car-free. The legal agreement will also secure a contribution towards repairing any damage caused to the public highway as a result of the works. Whilst there is no provision for cycle parking provision, the constraints of the site do not allow for this and so the proposal is considered to be acceptable in this regard.

It is not considered that the proposal would cause undue harm to the visual and residential amenities of nearby and neighbouring residential properties by way of visual privacy and overlooking, overshadowing or outlook or sunlight/daylight.

Neighbouring occupiers were consulted on the application. One objection has been received prior to making this decision which has been duly taken into account prior to making this decision. The application site's planning history and relevant appeal decisions were taken into account when coming to this decision.

Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under and s.72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

The proposed development is in general accordance with Policies CS1, CS5, CS6, CS11, CS13, CS14 and CS18 of the London Borough of Camden Local Development Framework Core Strategy, and Policies DP2, DP5, DP16, DP17, DP18, DP21, DP22, DP23, DP24 and DP26 of the London Borough of Camden

Local Development Framework Development Policies. The proposed development also accords with Policies 3.3, 3.4, 3.5, 5.1, 5.2, 6.9, 6.10, 6.13, 7.4, 7.6, 7.8 and 7.15 of the London Plan 2015; and the provisions of paragraphs 14, 17, 47-66 and 126-141 of the National Planning Policy Framework 2012.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which 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, Argyle Street WC1H 8EQ, (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 Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> 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).
- 4 You are advised that this proposal will be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL as the additional floorspace exceeds 100sqm GIA or one unit of residential accommodation.

The liable amount may be revised on the receipt of the CIL Additional Information Requirement Form or other changes in circumstances. Both CIL's will be collected by Camden after the scheme has started and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement and/or for late payment. We will issue a formal liability notice once the liable party has been established. CIL payments will also be subject to indexation in line with the construction costs index.

- 5 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.

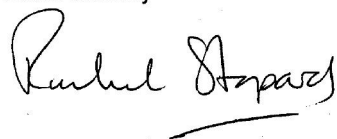
In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

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Yours faithfully

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line drawn underneath the name.

Rachel Stopard  
Director of Culture & Environment