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| LDC (Proposed) Report | Application number | 2018/6397/P |
| Officer | Expiry date | |
| Kate Henry | 25/02/2019 | |
| Application Address | Authorised Officer Signature | |
| Flat 5, 69-71 Lynco House Farringdon Road London EC1M 3JB | | |
| Conservation Area | Article 4 | |
| Hatton Garden Conservation Area | Basements – effective 01/06/2017 B1c to C3 – effective 01/06/2018 | |
| Proposal | | |
| Installation of gas pipe to front elevation | | |
| Recommendation: | Approve | |
| Application Site: | | |
| <p>The application site is Lynco House, 69-71 Farringdon Road, which is a 5 storey building (plus mansard roof and basement) on the western side of the road which features a commercial unit at ground floor and residential accommodation on the upper floors.</p> <p>The building is not listed. The application site is within the Hatton Garden Conservation Area.</p> | | |
| Planning History: | | |
| <p>2017/6079/P – Change of use at basement and ground floor levels from shop unit (Class A1) to 'Hint Hunt' escape games for entertainment (Sui Generis) – Granted 19/01/2018</p> <p>2017/0587/P – 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 2-bedroom flat (class C3) and removal of first floor rear extension and installation of roof lights to ground floor rear extension – Granted Subject to a Section 106 Legal Agreement 14/09/2017</p> <p>PS9704190 – Erection of a first floor rear glazed extension to house a new staircase – Granted 24/04/1997</p> <p>PS9704986R1 – Change of use of 2nd to 4th floor from employment use (Class B1) and the erection of a roof extension to provide 5 residential units – Granted Subject to a Section 106 Legal Agreement 14/09/2017</p> <p>PS9804213 – Erection of balconies at second to fifth floors on the rear elevation – Refused 05/06/1998, Appeal dismissed 08/01/1999</p> | | |

TP65027/1952 – The use of Nos. 69-71, Farringdon Road, Holborn, for light industrial purposes (Class III of the Town and Country planning (Use Classes) Order, 1950) – **Granted 13/09/1952**

Assessment

1. The proposal

- 1.1. This application seeks a Certificate of Lawfulness (Proposed) for the installation of a gas pipe on the front elevation of the building.
- 1.2. The proposed gas pipe would lead from a point underneath the first floor window cill, down the outside of the corbel and pilaster, to ground level.

2. Whether the proposed works require planning permission

- 2.1. The *de minimis* concept is not defined in planning law but it relates to works that are too minor to constitute development and is a question of fact and degree to be determined in each case, having regard to scale, nature and effect.
- 2.2. The proposed pipe would be small in diameter and its siting on the building (running alongside the decorative corbel and pilaster) means its appearance and impact on the character and appearance of the wider area would be minimal.
- 2.3. It is not considered that the proposed works would materially affect the external appearance of the host building and it is considered that the proposed works are therefore too minor to require planning permission and a lawful development certificate can be granted for the works on this basis.

Recommendation: Approve