

Application ref: 2019/1389/P  
Contact: Tony Young  
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Date: 26 April 2019

**Development Management**  
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Mr ALEXANDER ROBERT  
Flat 40  
25-27 Farringdon Road  
London  
EC1M 3HA

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Flat 40**  
**25-27 Farringdon Road**  
**London**  
**EC1M 3HA**

Proposal: Replacement of timber framed French doors which provide access to private terrace at 7th floor level with aluminium framed bi-folding doors and fixed window.

Drawing Nos: Site location and block plans; Existing drawings A1, A2, A3 (dated 03/10/2018); Proposed drawings A1, A2, A3 (dated 25/02/2019); Unnumbered window elevation and sections (ref. Q002358) dated 21/02/2019; Heritage statement dated 14/03/2019; Origin product specification (7 pages) dated 21/02/2019; Origin window specification file (OW-80).

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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 and block plans; Existing drawings A1, A2, A3 (dated 03/10/2018); Proposed drawings A1, A2, A3 (dated 25/02/2019); Unnumbered window elevation and sections (ref. Q002358) dated 21/02/2019; Heritage statement dated 14/03/2019; Origin product specification (7 pages) dated 21/02/2019; Origin window specification file (OW-80).

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

#### Informatives:

- 1 Reasons for granting planning permission:

This former workshop building was listed as Grade II in 1978. It was extensively altered and repaired in the 1980s and then converted into flats in the late 1990s during which time a single storey, roof top extension was added at 7th floor level. This modern addition, which post-dates the original listing of the building, is set-back from the roof edge to provide terrace space and contrasts in design terms with the rest of the building's Venetian gothic style.

The proposal seeks to replace 3 sets of white timber framed French doors which provide access from this 7th floor level addition to a private roof terrace with 2 sets of white powder coated aluminium framed bi-folding doors and fixed window.

While an alteration in design and materials wouldn't normally be appropriate to a listed building, it is recognised that the existing doors are contemporary in design terms and have no historic merit. They are also located in a late 20th century roof top addition that is hidden from all but the most distance public views given the 7th floor level position and the fact that the terrace is set-back from the roof edge by approximately 4m on both elevations. As such, the replacement doors would not involve any intervention into the historic fabric of the building and would not be widely visible.

Concern was initially raised by the Council with regard to the original proposals in so far as the doors were considered to be too highly glazed. Following Council advice, revisions were submitted that provided a greater degree of framing within a rearranged glazing pattern. Following receipt of these amendments, along with the fact the replacement doors would have similar proportions to the existing doors, occupy the same sized openings, and have a matching colour, it is considered that the replacements would integrate well with all other fenestration at 7th floor level and would relate in an unchanged way to the listed building building as a whole.

Under these particular circumstances therefore, the proposed alterations are considered to be appropriate in terms of their design, scale, colour, location, methods of opening and materials. As such, the proposals would preserve the special architectural and historic interest of the Grade II listed building, and would not detract from the character and appearance of the Hatton Garden

Conservation Area, in accordance with Council policies and guidance, and are therefore considered to be acceptable.

There are no amenity concerns as a result of these proposals in terms of loss of privacy to neighbouring properties as the proposed doors would replace existing doors in similar positions at 7th floor level. The site's planning and appeal history has been taken into account when coming to this decision. No objections have been received in relation to the proposals.

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

As such, the proposal is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017, the London Plan 2016, and the National Planning Policy Framework 2019.

- 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 paragraph 38 of the National Planning Policy Framework 2019.

You can find advice about your rights of appeal at:

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

Yours faithfully



Daniel Pope  
Chief Planning Officer