

Application ref: 2019/1390/L
Contact: Tony Young
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Mr ALEXANDER ROBERT
Flat 40
25-27 Farringdon Road
London
EC1M 3HA

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

Flat 40
25-27 Farringdon Road
London
EC1M 3HA

Proposal: Alterations in connection with the 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 Listed Building Consent subject to the following conditions:

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 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: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 All new work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

Informative(s):

- 1 Reason for granting listed building consent::

The principal consideration material to the determination of this application is the impact of the proposal on the Grade II listed building, its features of special architectural or historic interest.

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.

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.16 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 D1 and D2 of the Camden Local Plan 2017, the London Plan 2016, and the National Planning Policy Framework 2019.

- 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 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 4 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 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

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name and title.

Daniel Pope
Chief Planning Officer