

Application ref: 2018/5247/P  
Contact: Kate Henry  
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Date: 26 April 2019

**Development Management**  
Regeneration and Planning  
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E2 Architecture + Interiors  
The Design Studio  
27 Holywell Row  
London  
EC2A 4JB

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**57A Farringdon Road  
London  
EC1M 3JB**

Proposal:

Replacement and redesign of main roof with new glazing, slates and rooflights; alterations to flat roof areas; replacement of gable wall glazing with stud wall clad with aluminium panels; and other associated works

Drawing Nos: 1156-0001 Rev P01; 1156-0010 Rev P01; 1156-0011 Rev P01; 1156-0012 Rev P01; 1156-0013 Rev P01; 1156-0020 Rev P02; 1156-0021 Rev P02; 1156-0030 Rev P01; 1156-0031 Rev P01; 1156-0032 Rev P01; 1156-0033 Rev P01; 1156-0113 Rev P02; 1156-0120 Rev P02; 1156-0121 Rev P02; 1156-0130 Rev P01; 1156-0131 Rev P01; 1156-0132 Rev P01; 1156-0133 Rev P01; 4.2.21; 4.2.42; Structural Assessment of Existing Roof Trusses, dated 30/01/2019; Heritage Statement and Design & Access Report, dated 29/10/2018.

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 The development hereby permitted shall be carried out in accordance with the following approved plans: 1156-0001 Rev P01; 1156-0010 Rev P01; 1156-0011 Rev P01; 1156-0012 Rev P01; 1156-0013 Rev P01; 1156-0020 Rev P02; 1156-0021 Rev P02; 1156-0030 Rev P01; 1156-0031 Rev P01; 1156-0032 Rev P01; 1156-0033 Rev P01; 1156-0113 Rev P02; 1156-0120 Rev P02; 1156-0121 Rev P02; 1156-0130 Rev P01; 1156-0131 Rev P01; 1156-0132 Rev P01; 1156-0133 Rev P01; 4.2.21; 4.2.42; Structural Assessment of Existing Roof Trusses, dated 30/01/2019; Heritage Statement and Design & Access Report, dated 29/10/2018.

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

- 3 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 Policies D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission-

The replacement of the existing concrete roof tiles on the main roof by slate is welcomed. Whilst the use of artificial slate is not normally acceptable in conservation areas, in this case the host building retains its original steel roof truss, which is incapable of supporting additional weight. Due to the additional loading of the double glazing, the new roof covering needs to be lighter than the existing (whereby the proposed man-made slate is lighter than concrete tiles as well as natural slate). On the basis that there are only limited views of the roof of the building available, and the artificial slate represents an improvement to the existing concrete roof tiles, the proposal is considered to be acceptable in this respect.

The line of the change in roof material (from glazing to tiles) would be altered, such that there would be less glazing. However, the applicant has noted that there is strong evidence that the lower section was originally timber and slate as there are bolt holes in all the trusses to receive purlins. It is likely that the building was later glazed after bombing in WW1. It is not considered that this change would harmfully affect the character and appearance of the building. A sample panel of the glazing has been viewed and it is considered that the building would retain its lightweight appearance.

The plans have been amended during the course of the application to remove the steel edge protection from the roof and to reduce the length of the new rooflights. The resultant plans are considered to be acceptable.

The glazing to the gable wall will be replaced with a stud wall, in order to meet building regulations in terms of fire safety. As this gable wall is not part of the original building (which was truncated from a larger footprint) and as it is not visible in public views, except in very oblique views from Lily Place, this is considered to be acceptable.

The flat roof areas will be clad with a warm roof single ply membrane, which is considered to be acceptable.

Overall the proposal is considered to preserve the character and appearance of the host building and the conservation area.

It is not considered that the proposed development would cause undue harm to the residential amenities of neighbouring properties as the amount of glazing on the building is being reduced and the overall form of the building is not changing.

No objections have been raised in relation to the works. The application site's planning history and relevant appeal decisions were 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 2013.

The proposed development is in general accordance with Policies A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016; and the provisions of 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 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at

<https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319>  
or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

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 of the signatory.

Daniel Pope  
Chief Planning Officer