

## Grounds for Appeal

### **Site Address:**

73 Farringdon Road  
London  
EC1M 3JQ

Feb 2019

### **Planning Application Reference:**

2018/0927/P

### **Contact Details:**

#### **Applicant:**

Pearl & Coutts

#### **Agent:**

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This statement accompanies an appeal against Camden Council's decision to refuse planning permission for planning consent at the above address:

- Planning application 2018/0927/P

The application was registered on 21 March 2018 and decided on the 5<sup>th</sup> October 2018.

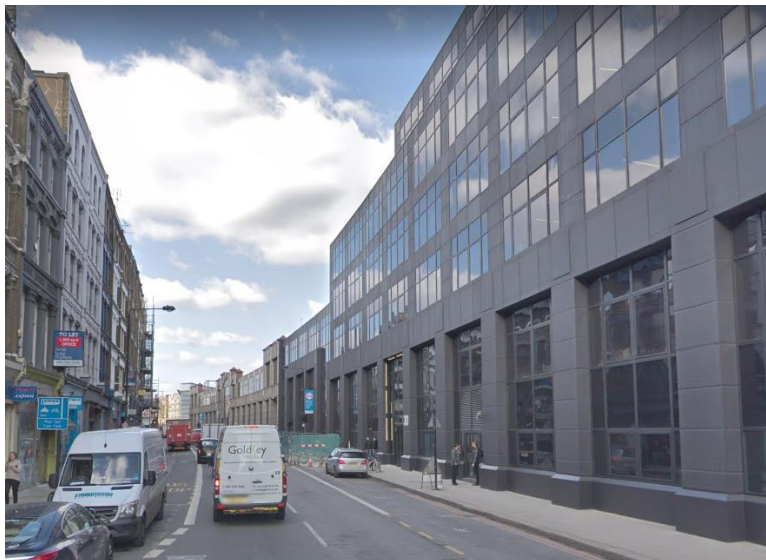
## Proposal description

The development will bring back in to use the existing apartment at fourth floor as well as providing an additional 2-bedroom apartment in this highly sought-after location. The proposal also includes improvements to the existing building facade.

## Introduction & Planning History

The proposed roof extension is a simple and contemporary addition to the existing property, drawing influence from the historical fabric of its host building whilst adding to the wide variety of modern architecture in this eclectic area. The proposed extension will replace the existing pitched roof with a single storey flat roofed structure, building up from the parapet wall to span the full extent of the building footprint.

The application site is situated within the Hatton Garden conservation area at the junction of Farringdon Road and St. Cross Street. The Hatton Garden area is mixed in character with many high-quality historic buildings as well as significant modern developments. Farringdon Road forms the border of the conservation area, with predominantly 19<sup>th</sup> and 20<sup>th</sup> century buildings with active shopping frontages to the western side and 1980's offices to the east. Farringdon train station is a few minutes' walk to the south, providing excellent transport links around the city and beyond. The site is part of a conservation area however the existing building is not listed.



*View towards 73 Farringdon Road*

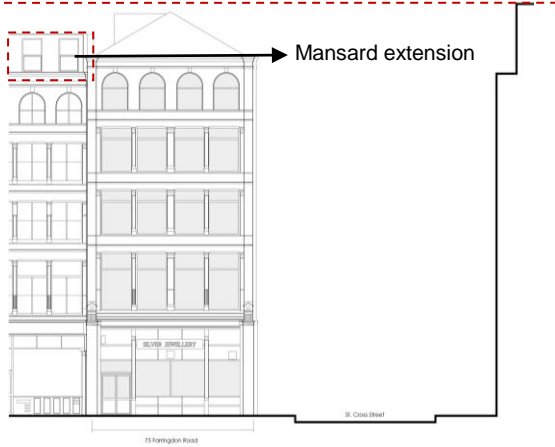


The reasons for refusal of 2018/092/P were as follows:

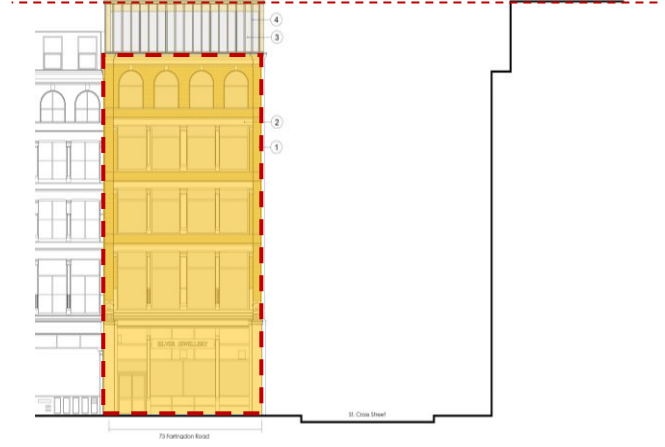
1. The proposed roof extension, by reason of its size, scale, height and design, would harm the character, appearance and architectural integrity of the host property, the adjoining terrace of which it forms a part and would be detrimental to the character of the wider conservation area, contrary to policies D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017

## Grounds for Appeal

We disagree with the reason for the refusal and we believe the proposal is appropriate when considered fully in context:



*Existing East elevation study*



*Proposed East elevation study*

The scheme was refused by reason of its size, scale, height and design however, in principle the host building was designed to be more prominent than its neighbours. The proposal seeks to re-establish the corner building as a book-end to the terrace, building up the existing parapet line so that it once more emphasises its hierarchy in relationship to its neighbours. The extension would add a further layer to the host building respecting the characteristic horizontal layering

The refusal reason suggests that the extension would harm the character, appearance and architectural integrity of the host property and the adjoining terraces. We suggest however that the proposed appearance and elevation composition is appropriate both within its setting of the surrounding buildings and host building within the Hatton Garden Conservation Area. We believe the design responds to the council's requirement for high quality contemporary design which responds to its context. The vertical forms create a regular and symmetrical relationship to the existing elevations



The proposed outer skin of the extension made up of metal louvers are, spaced to align with the windows below and with full height glazing behind. The internal layout has been configured so that partitions and window mullions align with the external louvers and will not be visible from the exterior. As the façade will have no distinguishable openings, it will read as a continuous abstract detail rather than as an additional storey with typical architectural features.



(Ref 2018/092/P)  
Proposed: North Elevation

Proposed: East Elevation

Proposed: West Elevation

## Planning History

**2007/6029/P** - Erection of a 5th floor roof extension, including 3 dormer windows and front roof terrace, to provide a one bedroom self-contained flat. **Refused 21/01/2008.**

**APP/X5210/A/08/2080749** – The refusal was appealed and subsequently dismissed by the Inspector who agreed with the Council’s view that the proposed extension would cause significant harm to the character and appearance of the host building and surrounding conservation area.



(Ref 2007/6029/P)  
Proposed: North Elevation

Proposed: East Elevation

Proposed: West Elevation

The Planning Inspector highlighted in his report that the proposed extension would not be well related to the existing building causing harm to the architectural quality of the existing building and the surrounding area. Furthermore, the proposal would not respect the form, proportions and character of the building and its setting. The proposed set back and the combination of the vertical and sloping forms of the elevations would result in an irregular and asymmetrical profile which was considered to be visually discordant in relation to the relative symmetry of the existing building.

Furthermore, the window detailing was considered not to be in line with the present hierarchical arrangement in which the windows become smaller towards the top of the building, with rectangular windows being succeeded by arched windows beneath. Additionally the materials proposed would not relate in any apparent way to the design details of features of the existing building and would not serve to minimise the visual impact of the extension.

These various design features were considered by the Planning Inspector to be abrasive to the existing building in terms of the bulk and geometrical profile of the extension and of the detailing of its design. Despite this we have been made aware by the inspector that there is scope for a high quality design that improves the character of the building and its setting.

## Summary

We would argue that the form and design of the proposal are appropriate to its context and that the extension has been designed with an appreciation of the area's character, as the scheme takes influence from its surrounding context and improves upon the appearance of the existing building. It is our view that the proposal has an overall positive impact on the conservation area and is therefore in line with Camden's Local Plan policy D1 concerning design and D2 concerning Heritage.

We therefore submit this report in support of our case and respectfully ask the Planning Inspector to allow the appeal.