
Planning Statement

49-51 Farringdon Road, London, EC1M 3JP



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1. Introduction

1.1 We have been instructed by our client, Signet Prop Ltd, to submit a planning application in relation to 49-51 Farringdon Road, London, EC1M 3JP.

1.2 The planning application proposes the following development:

Part change of ground floor from healthcare use (Class D1) to offices (Class B1), extension of ground floor retail use (Class A1); replacement roof extension at fifth floor level; first, second and third floor rear extensions; restoration of façade including new windows and shopfronts; refurbishment of the rear elevation including creation of lightwell, new windows and Juliette balconies; reinstatement of chimney stacks; installation of roof lights; incorporation of plant at third floor level; and internal reconfiguration and refurbishment.

1.3 This planning application follows several recent planning permissions and applications for the site including 2016/6194/P (permitted), 2018/2678/P, 2018/2424/P and 2019/2041/P.

1.4 The previous planning application (2019/2041/P) sought to consolidate the proposals proposed as part of the preceding planning applications (2016/6194/P, 2018/2424/P and 2018/2678/P). It also sought to improve the retail and office floorspace to be delivered at the site through the relocation of the core and removal of internal partitions to provide unfettered and flexible floorspace. The net internal area would be increased as a result of the core relocation, resulting in an increased capacity for office employees. The description of the previous planning application is *Part change of ground floor from healthcare use (Class D1) to offices (Class B1), extension of ground floor retail use (Class A1); replacement roof extension at fifth floor level; first floor rear extension; restoration of façade including new windows and shopfronts; refurbishment of the rear elevation including creation of lightwell, new windows and Juliette balconies; reinstatement of chimney stacks; installation of roof lights; installation of first floor rooftop plant; and internal reconfiguration and refurbishment.*

1.5 This new planning application seeks to build on the previous planning application as described above (2019/2041/P) and proposes extensions to the rear of the building at the second and third floor levels. The extension at the third floor level would incorporate a plant enclosure.

1.6 The majority of the new proposals have already been considered acceptable by the Council as part of the previous planning applications. The only new proposals being submitted as part of this planning application are the extensions to the rear of the building at the second and third floor levels including an enclosed plant area. An assessment of these new elements of the proposals in terms of land use, design and conservation, amenity, environment and transport is provided in this planning statement.

1.7 This statement takes into account the character of the site and surroundings, the planning history as introduced above and an examination of relevant policy documents. This statement provides background information on the site, sets out the planning history and provides an assessment of the proposals in relation to planning policy and other material considerations. The statement is set out under the following headings:

- Section 2 outlines the site and its context within the surrounding area;
- Section 3 provides an overview of the planning history;
- Section 4 provides an outline of the proposals;
- Section 5 examines the main planning considerations;
- Section 6 draws our conclusions in respect of the proposals.

1.8 This statement should be read in conjunction with the following documents submitted in support of the pre-application: submission:

- Application form prepared by Savills Planning;
- CIL form prepared on behalf of the Applicant;
- Application plans prepared by HUT Architects;
- Design and Access Statement prepared by HUT Architects;
- Daylight and Sunlight Report prepared by GL Hearn;
- Energy and Sustainability Report prepared by Mecserve;
- Noise Assessment prepared by Cass Allen.

1.9 The proposal will be beneficial, delivering more and better quality office and retail floorspace within a highly accessible area within central London. The appearance of the building will be greatly improved by the cleaning of the façade, the replacement of windows throughout, rebuilding of the rear façade and reinstatement of chimney stacks. The new roof extension will be constructed to a high quality, designed to be complementary to the building below in terms of form, materiality and design.

2. Site and Surroundings

- 2.1 This planning application relates to 49-51 Farringdon Road, London, EC1M 3JP. The property is located on the western side of Farringdon Road within the block bounded by Farringdon Road, Greville Street, Saffron Hill and Saint Cross Street. The site is located directly west to Farringdon Road station and is located within the London Borough of Camden.
- 2.2 The site is located within the Hatton Garden Conservation Area but is not Listed. The planning designations include the Central London Area, Hatton Garden Area and Viewing Corridor.
- 2.3 The site comprises two buildings which have been amalgamated at the upper floor levels. The buildings are late 19th century warehouse buildings. The buildings both comprise basement to fourth floor levels, however, 51 Farringdon Road also benefits from a roof extension at the fifth floor level. The rear elevations were rebuilt in the 1980s following fire damage. The basement and ground floors cover the full width of the site, while there is a half width rear extension to the first floor level (49 Farringdon Road). The shopfronts have been altered including a modern predominantly glazed frontage to 49 Farringdon Road.
- 2.4 The buildings have been recently vacated, however, the lawful uses are A1 on part of the ground floor (small premise at 51 Farringdon Road), D1 dental practice on the remainder of the ground floor, B1a office at basement level (ancillary to the upper floors) and B1a office on the upper floors (first to fifth floor level). The buildings along Farringdon Road generally comprise retail and commercial, with some residential use present. The buildings to the rear are predominantly in commercial use.
- 2.5 The building shares a solid parapet line with the buildings to the north albeit a number of these buildings include structures on their flat roofs. The buildings to the south drop down in height. The buildings along this part of Farringdon Road, on the western side, are similar in form and appearance. The buildings to the rear vary in form and appearance particularly along Saffron Hill. There is a variety of extensions, alterations and manifestations to the rear of the properties within the block bounded by Farringdon Road, Greville Street, Saffron Hill and Saint Cross Street. The rear of the building is not visible from any vantage point within the Hatton Garden Conservation Area.



Image 1 – image identifying the buildings at 49-51 Farringdon Road, London, EC1M 3JP

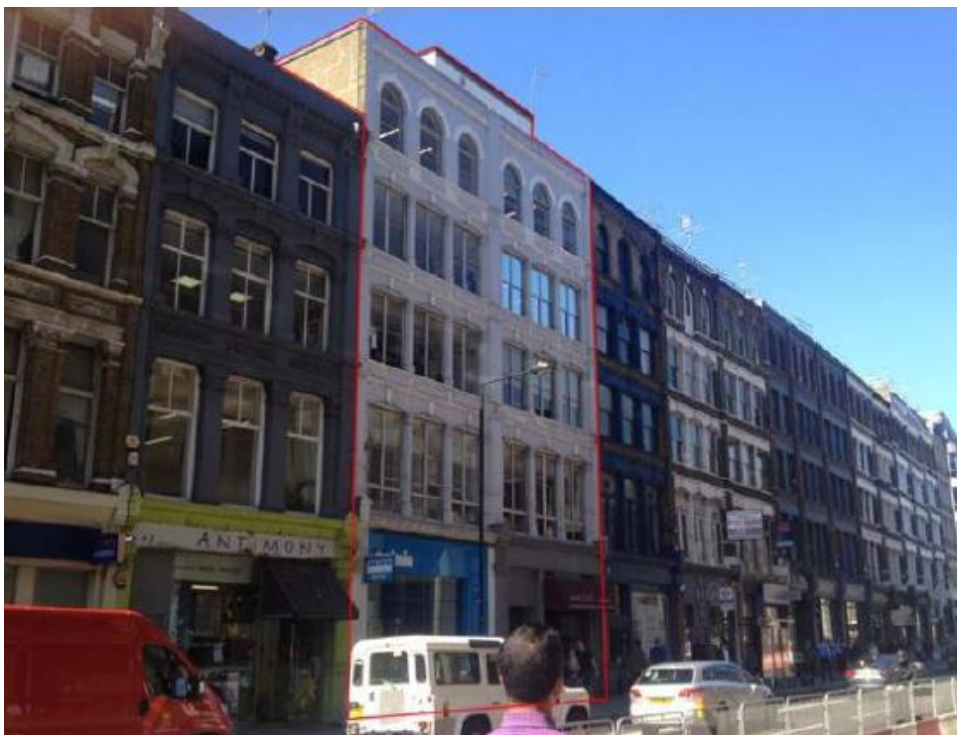


Image 2 – image of the front of the buildings fronting Farringdon Road



Image 3 – image of the rear elevation of the buildings (second to fifth floor level) rebuilt in the 1980s

3. Planning History

3.1 This planning application follows several recent planning permissions and applications for the site as follows:

Reference	Proposal	Status	Decision
2016/6194/P	Internal and external alterations, extensions and reconfiguration of building to provide a replacement roof extension at fifth floor level; a first floor rear extension; internal reconfiguration and extension of retail (A1), healthcare (D1) and office (B1a) uses with an overall uplift of 115sq.m (GIA); restoration of facade and upgrading of shopfront; alterations to rear elevation and associated additions/alterations.	Granted	2016
2018/2678/P	Variation of Condition 2 (Approved plans) associated with planning permission 2016/6194/P granted on 14.12.2017 for: <i>Internal and external alterations, extensions and reconfiguration of building to provide a replacement roof extension at fifth floor level; a first floor rear extension; internal reconfiguration and extension of retail (A1), healthcare (D1) and office (B1a) uses with an overall uplift of 115sq.m (GIA); restoration of facade and upgrading of shopfront; alterations to rear elevation and associated additions/alterations.</i> Namely, <i>increase the height of the main roof by 200mm, alteration to the geometry of the rear elevation, installation of roof lights and omission of the chimney stacks.</i>	Pending	N/A
2018/2424/P	<i>Part change of use of ground floor from healthcare use (Class D1) to offices (Class B1), first floor rear extension with roof terrace, alterations to lower ground, ground and first floor rear elevations, and installation of first floor roof top plant.</i>	Pending	N/A
2019/2041/P	<i>Part change of ground floor from healthcare use (Class D1) to offices (Class B1), extension of ground floor retail use (Class A1); replacement roof extension at fifth floor level; first floor rear extension; restoration of façade including new windows and shopfronts; refurbishment of the rear elevation including creation of lightwell, new windows and Juliette balconies; reinstatement of chimney stacks; installation of roof lights; installation of first floor rooftop plant; and internal reconfiguration and refurbishment.</i>	Pending	N/A

3.2 As set out above, 2016/6194/P was granted in 2016 and remains an extant permission for the site. It is understood that 2018/2424/P and 2018/2678/P have been assessed by the Council and considered to be acceptable. A draft decision notice has been issued for 2018/2424/P. A draft of the section 106 agreement has been issued for 2018/2424/P and the Applicant's solicitor is in the process of responding to the Council.

3.3 The previous planning application (2019/2041/P) sought to consolidate the proposals proposed as part of the preceding planning applications (2016/6194/P, 2018/2424/P and 2018/2678/P). It also sought to improve the retail and office floorspace to be delivered at the site through the relocation of the core and removal of internal partitions to provide unfettered and flexible floorspace. The net internal area would be increased as a result of the core relocation, resulting in an increased capacity for office employees. The description of the previous planning application is *Part change of ground floor from healthcare use (Class D1) to offices (Class B1), extension of ground floor retail use (Class A1); replacement roof extension at fifth floor level; first floor rear extension; restoration of façade including new windows and shopfronts; refurbishment of the rear elevation including creation of lightwell, new windows and Juliette balconies; reinstatement of chimney stacks; installation of roof lights; installation of first floor rooftop plant; and internal reconfiguration and refurbishment.* The Council has visited the site and confirmed that there are no objections with the proposal (2019/2041/P). A timetable for taking the application forward to decision is to be issued by the Council in due course.

3.4 This new planning application seeks to build on the previous planning application (2019/2041/P) and proposes extensions to the rear of the building at the second and third floor levels. The extension at the third floor level would incorporate a plant enclosure. The proposal being brought forward as part of this planning application is described as follows:

Part change of ground floor from healthcare use (Class D1) to offices (Class B1), extension of ground floor retail use (Class A1); replacement roof extension at fifth floor level; first, second and third floor rear extensions; restoration of façade including new windows and shopfronts; refurbishment of the rear elevation including creation of lightwell, new windows and Juliette balconies; reinstatement of chimney stacks; installation of roof lights; incorporation of plant at third floor level; and internal reconfiguration and refurbishment.

4. Proposals

4.1 As set out in the introduction of this planning statement, the majority of the proposals have already been considered acceptable by the Council as part of the previous planning applications (2016/6194/P, 2018/2424/P, 2018/2678/P and 2019/2041/P). These previously submitted proposals include:

- Part change of ground floor from healthcare use (Class D1) to offices (Class B1);
- Extension of ground floor retail use (Class A1);
- Replacement roof extension at fifth floor level;
- First floor rear extensions;
- Restoration of façade including new windows and shopfronts;
- Refurbishment of the rear elevation including creation of lightwell, new windows and Juliette balconies;
- Reinstatement of chimney stacks;
- Installation of roof lights;
- Internal reconfiguration and refurbishment including relocation of the core and removal of internal partitions.

4.2 The only new proposals being submitted as part of this new planning application are the extensions to the rear of the building at the second and third floor levels including an enclosed plant area. The extensions on the second and third floor levels will be full width but only half depth measuring 4.5m. The internal plant enclosure will be located along the southern boundary of the site adjoining 47 Farringdon Road. The rear extension will comprise two new rooflights on the roof of the third floor level.

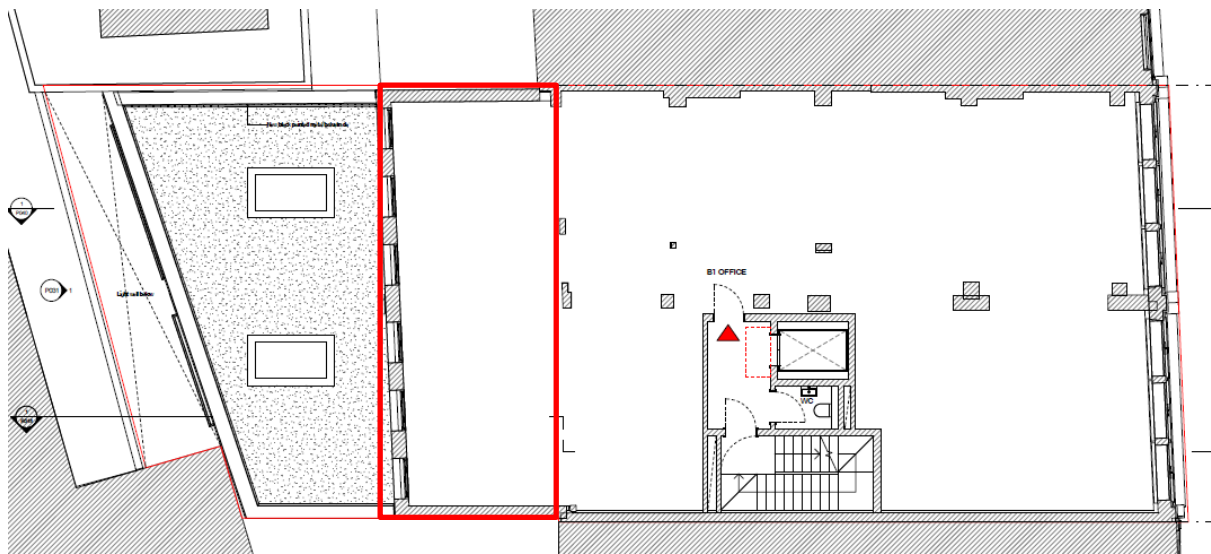


Image 4 – floorplan showing the extent of the second floor extension

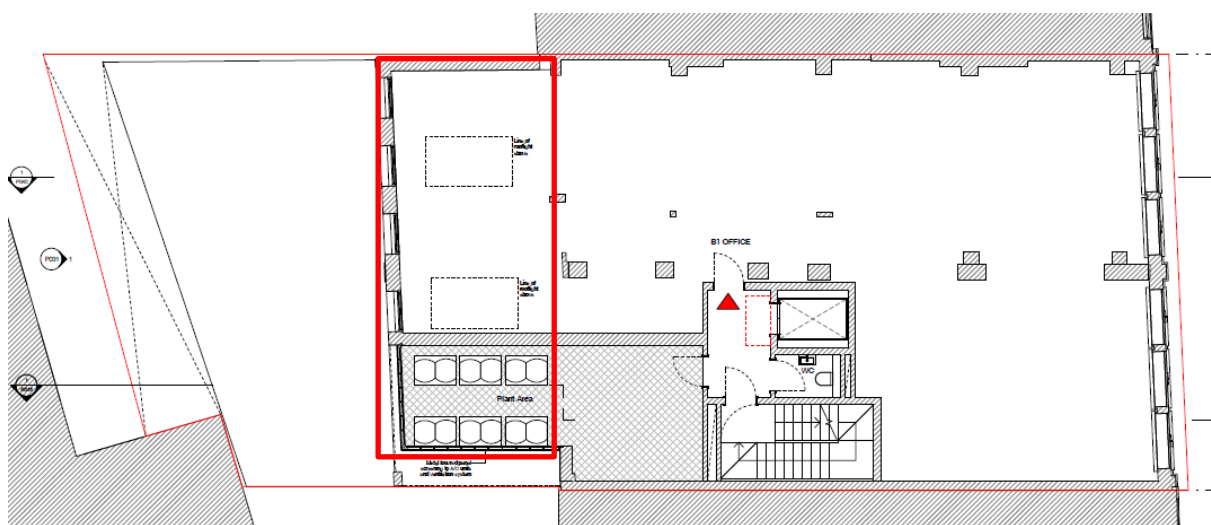


Image 5 – floorplan showing the extent of the third floor extension including plant enclosure

- 4.3 The rear extensions will feature London stock brick (soot washed) and timber sash windows. The plant enclosure will comprise a metal louvred screen and a traditional style metal balustrade will enclose the second floor level.
- 4.4 The extensions at second and third floor level will provide additional office floorspace and the plant enclosure will allow air conditioning units to be incorporated to improve the quality and environment of the office floorspace throughout the building.

5. Planning Considerations

5.1 As set out in the introduction of this planning statement, and reiterated in the preceding section, the majority of the proposals have already been considered acceptable by the Council as part of the previous planning applications (2016/6194/P, 2018/2424/P, 2018/2678/P and 2019/2041/P). As such this section will not repeat assessments of the proposals submitted as part of these applications. This section will concentrate on the new aspects of the proposal (extensions to the rear of the building at the second and third floor levels including an enclosed plant area) and provide an assessment in terms of land use, design and conservation, amenity, environment and transport.

Policy and framework

5.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990 requires that planning applications are determined in accordance with the development plan for the area unless any material considerations indicate otherwise. This legal requirement is reiterated in the introduction to the National Planning Policy Framework (NPPF).

5.3 For the purposes of Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990 the 'development plan' is:

- The London Plan (2016);
- Camden's Local Plan (2017).

5.4 The 'development plan' is supported by supporting documents and guidance including Planning Guidance documents 1 to 8.

5.5 The National Planning Policy Framework (2019) sets out the Government's planning policies for England and how they should be applied. The NPPF is a material planning consideration for all planning proposals. At the heart of the NPPF is a presumption in favour of sustainable development (paragraph 11). It states, at paragraph 9, that planning policies and decisions should guide development towards sustainable solutions, taking into account local circumstances which reflects the character, needs and opportunities of each area. This is reinforced throughout the plan which encourages the government to do everything it can to encourage sustainable growth.

- 5.6 A key focus of the Government is create conditions in which businesses can invest, expand and adapt, creating sustainable economic growth. Paragraph 81 advises that planning policy should be flexible enough to allow for new and flexible working practices and enable a rapid response to changes in economic circumstances.
- 5.7 The NPPF includes a section (11) on making effective use of land and states that planning policy should support opportunities to use the airspace above existing residential and commercial premises.
- 5.8 The NPPF provides the Government's national planning policy on the conservation of the historic environment. Paragraph 190 states that: 'Local Planning Authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal'.
- 5.9 The NPPF (paragraph 192) advises that in determining planning applications, local planning authorities should take account of the desirability and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; the positive contribution that conservation of heritage assets can make to sustainable communities including their economic viability; and the desirability of new development making a positive contribution to local character and distinctiveness. land use, design and conservation, amenity, environment and transport.

Key matters

- 5.10 The following section sets out the considerations of the proposed development in relation to planning policy and guidance under the following headings:
- Land use
 - Design and impact on character and appearance of the Conservation Area
 - Impact on neighbouring amenity
 - Environment
 - Transport

Land use

- 5.11 London Plan Policy 4.2 supports mixed use development and redevelopment of office provision to improve London's competitiveness. The policy goes on to encourage renewal and modernisation of existing office stock in viable locations to improve its quality and flexibility. Emerging London Plan Policy SD4 and E1 continues to support the competitiveness and quality of office space through the provision of new office provision, refurbishment and mixed use development.
- 5.12 The proposal which will result in additional and better quality office floorspace will be wholly in line with the London Plan which seeks to improve London's competitiveness through the renewal and modernisation of office stock. The site is considered to be appropriate for renewal given its highly accessible central London location. The proposal will also respond to the NPPF's push to make better use of land and maximise floorspace in suitable locations.
- 5.13 Camden Local Plan Policy G1 – Delivery and location of growth – this policy encourages growth to deliver the homes, jobs, infrastructure and facilities to meet Camden's needs and harness benefits for those who work and live in the Borough. Development should make the most efficient and best use of land and development which does not should be resisted. 695,000sqm of office floorspace needs to be delivered by 2031 and development will be directed to growth areas and highly accessible areas including Central London.
- 5.14 The proposed extension at second and third floor levels will deliver an uplift of high quality office floorspace which will provide greater capacity for jobs in a central and highly accessible location within the Borough. The proposal will make the most efficient and best use of land and will contribute towards the 695,000sqm of office floorspace which is needed to be delivered by 2031. The surrounding buildings are entirely commercial in nature and therefore the increase in office accommodation will be suitable to the area and will not have a negative impact on residential stock. On this basis, the proposed extension at second and third floor levels is considered to be wholly in compliance with Policy G1.
- 5.15 Camden Local Plan Policy E1 – Economic development – this policy outlines that the Council will secure a successful and inclusive economy in Camden by creating the conditions for economic growth and harnessing the benefits for local residents and businesses. The Council will support businesses and maintain a stock of premises that are suitable for business premises. New office development will be directed to growth areas and highly accessible areas including Central London. The demand for office floorspace will be 695,000sqm by 2031.

- 5.16 The proposed extension at second and third floor levels will contribute to Camden's economy by providing greater capacity for businesses and job creation. It will build on the proposals which have already been put forward to the Council in order to provide additional office floorspace. As set out above, the site is in a central and accessible location within the Borough, where increased capacity is considered to be entirely appropriate and welcomed by the Council. Also as set out above, the proposed extension will contribute towards the 695,000sqm of office floorspace which is needed to be delivered by 2031. On this basis, the proposed extension at second and third floor levels is considered to be wholly in compliance with Policy E1.
- 5.17 Camden Local Plan Policy D2 – Employment premises and sites – this policy encourages employment premises and sites. Premises and sites will be protected that are suitable for continued business use, particularly those which support the functioning of the Central Activities Zone. In Hatton Garden, where proposals would increase total gross internal floorspace by more than 200sqm, the Council will seek 50% of the additional floorspace as affordable premises suitable for a jewellery occupier.
- 5.18 The proposed extension at second and third floor level will provide additional office floorspace, increasing the employment capacity at the site in line with Policy D2. An increase of office and employment floorspace will be delivered by the proposals. The site is located within the Hatton Garden area. The extension at second and third levels will provide an uplift of 97sqm while overall the combined proposals including those which have previously been put forward to the Council will result in an overall uplift of 180sqm. As this does not exceed 200sqm, there is no requirement to provide floorspace which is affordable for a jewellery occupier. On this basis, the proposal complies with Policy D2.
- 5.19 While this section focuses on the additional extensions at the second and third floor level, it is important to consider the entire proposals within the context of the land use policies. The benefit of better quality floorspace and additional employment capacity must be taken into account. Overall the proposals will result in an uplift of 180sqm of office floorspace. The quality of the floorspace will be greatly improved with internal partitions removed and better quality services and facilities added. The increase in the quality and quantity of the floorspace is particularly important within the context of policy which encourages the continued success of Camden's economy; supports business growth and the creation of further job opportunities; promotes a successful and inclusive economy by creating conditions for economic growth; and increase in the quantum of employment floorspace. The proposed floorspace is suitable for a range of occupiers including start-ups, small and medium-sized enterprises, and affordable workspace.
- 5.20 For the reasons set out above, we believe that the proposal is acceptable in land use terms and will bring forward benefits in terms of more and better quality office and retail floorspace.

Design and impact on character and appearance of Conservation Area

- 5.21 Camden Local Plan Policy D1 – Design – this policy seeks high quality design in development. Development should respect local context and character, preserve and enhance the historic environment and heritage assets, be sustainable, comprise high quality materials and detailing, integrate well into the surroundings, be inclusive and accessible, promote health, be secure and incorporate outdoor amenity space. Poor design, and development which fails to improve the character and quality of an area, will be resisted.
- 5.22 The proposed extension at second and third floor levels fits comfortably within the context of the existing building and is designed to a very high quality. The extension will sit two storeys below the maximum height of the building. The extensions will be half depth extending 4.5m from the existing building line only. The extension will comprise London stock brick (soot washed) to match the existing building and timber sash windows will be reinstated (painted slate brown). A traditional metal style balustrade will be installed at the second floor level. These materials are considered to be high quality and contextual for the existing buildings. The window placement, proportion and detailing will correspond with the windows which have previously been proposed to the fourth floor level.
- 5.23 The proposed extension will sit comfortably within the surrounding context. The surrounding context comprises a range of commercial buildings displaying various masses, height, architecture and appearance. Within the block bounded by Farringdon Road, Greville Street, Saffron Hill and Saint Cross Street there are a range of building forms and heights, particularly to the rear of buildings. Further to the rear of buildings, there are various extensions, alterations and manifestations. This was recognised during the assessment of the planning permission for the site (2016/6194/P), with the Member’s Briefing document stating *“the rear of the building is entirely surrounded by built form including buildings serving Farringdon Road, Saffron Hill and Lily Place. Multiple storey rear additions, some full width, exist in the prevailing pattern of development.”* Directly to the north there are larger rear building forms including along Lily Place and 57 Farringdon Road has a full height rear building element. Within this context, the proposed extensions will not interrupt a uniform building line and will sit comfortably within the commercial context. Furthermore, the extensions will be entirely enclosed by the buildings located along Farringdon Road, Saffron Hill and Lily Place. There will be no visibility from street level or from a public vantage point within the Conservation Area.
- 5.24 The plant enclosure will be integrated at the third floor level along the southern boundary of the site. The plant enclosure will feature brick and a metal louvred screen which is considered complementary to the remainder of the building including brick and metal balustrade. The plant enclosure will be beneficial in that plant will not be visible from the surrounding properties creating a better visual environment. This is considered to be an improvement on the previous proposal (2019/2041/P) which comprised external plant on the roof of the second floor level as shown in the image below.



Images 6 and 7 – second floor plan with external plant (2019/2041/P) and the revised second floor plan with internal plant enclosure

5.25 Overall the proposals will greatly improve the quality and appearance of the rear elevation. The modern, unsympathetic rear openings will be replaced with traditionally detailed openings from second to fourth floors and high quality contextual materials and detailing is proposed including London stock brick, timber sash windows and metal style balustrade. The rebuilding of the rear elevation was considered to be a benefit of the planning permission for the site (2016/6194/P), with the Member's Briefing document stating *"it is recognised that the rear elevation of the building is of poor quality in terms of its form and materials. This includes non-original brickwork, windows and a rear closet wing extension that rises above the parapet. The proposals to reinstate the original rear facade of the building in reclaimed yellow stock brickwork and timber sash windows is supported as it would enhance its appearance. In addition, the reinstatement of the rear parapet and removal of the projecting stair core would bring the rear of the building back in line with the adjoining structures."* This new planning application will also result in the rear elevation being significantly improved in appearance.



Images 8 and 9 – existing rear building and proposed high quality rebuilding of the rear facade

- 5.26 Camden Local Plan Policy D2 – Heritage – this policy seeks to preserve, and where appropriate, enhance Camden’s rich and diverse heritage assets and their settings. Within Conservation Areas, development should preserve, and where appropriate, enhance.
- 5.27 The preceding section outlines that the proposed extensions at second and third floor levels will be high quality, fitting in with the surrounding form and height of buildings and using high quality materials which respect the character and appearance of the Conservation Area. Although the extensions will not be visible from any public viewpoint within the Conservation Area, the proposals will preserve and enhance the Conservation Area with considerable improvement to the appearance of the rear elevation with the use of traditional materials and reinstatement of traditional openings and detailing. This would be appreciated from surrounding properties.

Impact on neighbouring amenity

- 5.28 Camden Local Plan Policy A1 – Managing the impact of development – this policy sets out that the Council will protect the quality of life of occupants and neighbours. Development should protect amenity and ensure development contributes towards strong and successful communities. Considerations include privacy, outlook, sunlight, daylight, overshadowing, artificial light, transport impacts, impacts of the construction phase, noise, vibration, odour, fumes, dust, microclimate, contaminated land and impacts on water and wastewater.
- 5.29 The proposal does not comprise openings to the side elevations and therefore will not result in overlooking or loss of privacy to the properties to the north or south. The proposal will result in openings being located closer to the properties positioned along Saffron Hill. However, these properties are commercial in nature and therefore it is not considered that that they will be unreasonably impacted in terms of overlooking or loss of privacy. The same conclusions were drawn in relation to the planning permission for the site (2016/6194/P), with the Member’s Briefing document stating *“32-38 Saffron Hill is entirely made up of offices and lies to the rear (west) of the site. These properties would also not be materially harmed by way of neighbouring amenity.”* Furthermore, it is noted that there is a partially blank flank wall which will interface with the proposed south west corner of the extensions while there will be a sufficient minimum distance of 9m where openings are present. Within a central London and commercial context this is considered to be an entirely appropriate relationship in relation to overlooking and privacy.
- 5.30 The proposal will result in additional building mass to the rear at second and third floor levels but this is considered to be entirely appropriate within the context of the larger host building which extends to five storeys and surrounding commercial context. Sufficient outlook will continue to be available from the back of the buildings within the block surrounded by Farringdon Road, Greville Street, Saffron Hill and Saint Cross Street and will be commensurate with the commercial nature of these properties. While there will be additional building mass adjacent to the buildings directly to the north and south of the site (53 Farringdon Road and 47 Farringdon Road), this is limited to 4.5m in depth and these buildings are commercial in nature, and they will continue to benefit from sufficient outlook to the rear (west). It is noted that there are some south facing windows at 1 Lilly Place albeit the proposed extensions at second and third floor levels are offset from these windows meaning that direct views would be maintained to the south from 1 Lilly Place. Only oblique outlook could be affected however this is considered an appropriate outcome within a central London location. Furthermore, the visual outlook from the properties to the rear, will be improved due to the rear façade of the building being greatly enhanced in terms of design quality.
- 5.31 The planning application is supported by a letter from GL Hearn who considers the proposal in relation to the BRE Guidance. They conclude, on the basis that no immediately surrounding properties are in residential use, that the proposal can be supported in relation to this Guidance.

- 5.32 On this basis of their nature and use, it is not expected that the extensions at second and third floor level, will result in unreasonable transport, construction, odour, fumes, dust, microclimate, contaminated land, water or wastewater impacts. Noise and vibration is considered below.
- 5.33 For the reasons set out above, it is concluded that the proposal complies with Policy A1.
- 5.34 Camden Local Plan Policy A4 – Noise and vibration – this policy seeks to control and manage noise and vibration. Unacceptable noise and vibration will not be allowed.
- 5.35 The planning application is supported by a Noise Assessment which assesses the proposed air condenser units and their impacts on surrounding properties. The supporting Noise Assessment concludes that “all plant will be fitted on manufacturer recommended anti-vibration mounts, where appropriate, to ensure that structure-borne noise or vibration generated by the mechanical plant systems do not affect adjoining premises.”
- 5.36 In terms of noise, this assessment identifies noise limits and tests plant noise levels , with noise levels concluded to comply with the noise limits. Therefore, the supporting Noise Assessment concludes that “the proposed external mechanical plant is acceptable with regards to noise.”

Environment

- 5.37 Camden Local Plan Policy CC1 – Climate change mitigation – this policy requires all development to minimise the effects of climate change and encourage all developments to meet the highest feasible environmental standards that are financially viable during construction and occupation.
- 5.38 Camden Local Plan Policy CC2 – Adapting to climate change – this policy requires development to be resilient to climate change. The Council will promote and measure sustainable design and construction.
- 5.39 The planning application is supported by an Energy and Sustainability Assessment and concludes that the “proposed design complies with all relevant policies with regards to Energy and Sustainability set by GLA’s London Plan and Camden Council’s Local Plan.” The following passive design measures and energy efficiency features have been considered in the proposed strategy for the site:
- The new extension will exceed the Part L requirements in terms of U-values. Double glazed units of high thermal performance will be specified throughout the scheme;
 - The existing building fabric elements will be retained and upgraded thermally in line with Part L standards;
 - Highly efficient building services systems will be installed to provide heating, cooling and ventilation;

- Low energy light fittings with sophisticated controls including daylight and occupancy sensors will be provided throughout the scheme.

5.40 The following low/zero carbon technologies are proposed for the site:

- A Variable Refrigerant Flow (VRF) system utilising reverse-cycle Air-Source Heat Pumps (ASHPs) of high efficiency will provide space heating and comfort cooling to the office spaces and the retail unit.

5.41 The energy assessment results, show that significant carbon savings i.e. an overall reduction of 55% over the GLA Baseline Emission Rate can be achieved for the refurbished scheme after applying the proposed strategy.

5.42 For the reasons set out above, it is concluded that the proposal complies with Policies CC1 and CC2.

Transport

5.43 Camden Local Plan Policy T1 – Prioritising walking, cycling and public transport – this policy promotes sustainable transport by prioritising walking, cycling and public transport. Cycling is to be promoted as well as a safe and accessible environment for cyclists. Accessible and secure cycling parking facilities exceeding minimum standards should be provided. High quality facilities which promote cycling including shower and change rooms should also be provided.

B1	business offices	inner/ central London: 1 space per 90 sqm outer London: 1 space per 150 sqm	first 5,000 sqm: 1 space per 500 sqm thereafter: 1 space per 5,000 sqm
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5.44 The proposal provides 18 cycle parking spaces in line with the standards outlined above. End of trip facilities including showers are also provided within the proposed scheme.

6. Conclusion

- 6.1 This planning statement has described the new proposals for the site at 49-51 Farringdon Road, London, EC1M 3JP. The new proposals follow various planning permissions and applications and look to secure additional employment floorspace within a highly accessible central London location bringing forward benefits for Camden's economy and workforce.
- 6.2 The proposal will deliver substantial benefits including the delivery of better quality retail and employment floorspace and additional employment capacity within a central London location. The proposal will optimise the use of the site and secure the sites long term viability. The increase in the quality and quantity of the floorspace is particularly important within the context of policy which encourages the continued success of Camden's economy; supports business growth and the creation of further job opportunities; promotes a successful and inclusive economy by creating conditions for economic growth; and increase in the quantum of employment floorspace. The proposed floorspace is suitable for a range of occupiers including start-ups, small and medium-sized enterprises, and affordable workspace.
- 6.3 The proposal will also improve the character and appearance of building. The replacement roof extension will be designed to a very high quality, the façade will be restored including new shopfronts and windows, the rear elevation will be rebuilt using very high quality and contextual materials and chimney stacks will be reinstated.
- 6.4 The proposals will retain the amenity of the surrounding properties within a commercial context and an energy and sustainability strategy has been proposed which improves the performance of the building. High quality cycle parking facilities have been incorporated, supported by end of trip facilities to promote the use of active modes of travel.
- 6.5 This planning statement concludes that the proposed development complies with the 'Development Plan' and will deliver sustainable development in line with the NPPF.