



Application ref: 2019/0584/P  
Contact: Sofie Fieldsend  
Tel: 020 7974 4607  
Date: 4 July 2019

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
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Edgley Design  
3rd Floor  
25-29 Old Street  
London  
N1 9GZ  
London

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted Subject to a Section 106 Legal Agreement**

Address:  
**67 Farringdon Road**  
**London**  
**EC1M 3JB**

Proposal:  
Erection of mansard roof extension to create 1x 1bed flat  
Drawing Nos: 0101 Rev.A; 0110 rev B; 0200 rev A; 0300 rev B; 0301 rev A; 0100 rev B; 0210 rev A; 0310 rev B and 0311 rev A.

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 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.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

0101 Rev.A; 0110 rev B; 0200 rev A; 0300 rev B; 0301 rev A; 0100 rev B; 0210 rev A; 0310 rev B and 0311 rev A.

Reason:

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

- 4 The development hereby approved shall achieve a maximum internal water use of 110litres/person/day, allowing 5 litres/person/day for external water use. Prior to occupation, evidence demonstrating that this has been achieved shall be submitted to and approved by the Local Planning Authority.

Reason: To ensure the development contributes to minimising the need for further water infrastructure in an area of water stress in accordance with Policies CC1, CC2, CC3 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

Planning permission was previously granted in 2000, 2003 and 2016 for the erection of a mansard roof; however, the works were not implemented and the permissions have lapsed. It is still considered that a mansard roof represents an appropriate way to extend the historic building as the site sits within a row of properties which have similar mansard roofs and the proposal would help to re-join the terrace. The new mansard roof would match the appearance of the mansard roofs at Nos. 69-71 Farringdon Road granted permission in 1997. Furthermore, the new mansard would be of an acceptable design, rising from behind the parapet wall, it would be separated from the wall by a substantial gutter; and the windows in the mansard roof would be of a clearly subordinate size and would relate well to the openings on the lower floors. The mansard design complies with the guidance set out in CPG Altering and extending your home. The proposal is identical to ref. 2015/6732/P which was granted permission in March 2016 but has now lapsed. The proposal is still considered to comply with current design policies and would preserve the character and appearance of the host property, terrace and Hatton Garden Conservation Area.

The creation of an additional residential unit is welcomed. The proposal fails to meet the priorities set out in the Dwelling Size Priorities Table (Policy H7), insofar as it involves the creation of a 1 bed 2 person unit (lower priority); however, there is insufficient space to meet the Government's current technical housing standards for a 2-bed unit, and therefore the provision of a 1-bed unit is considered to be acceptable.

The residential unit would satisfactorily meet the minimum floor space standards for a 1 bed unit, and it is considered that the new unit would provide an acceptable standard of accommodation in terms of layout, space and room sizes, storage and utility spaces, daylight and sunlight, privacy and security. A condition has been attached securing water consumption which is required for all new dwellings in line Policy CC3.

The application site has a Public Transport Accessibility Level (PTAL) of 6b (the highest) and is within a Controlled Parking Zone (CA-D - King's Cross). Policy T2 expects development to be car-free and this would be secured by a S106 legal agreement. Highways officers have determined a CMP is not required. The legal agreement will also secure a contribution towards repairing any damage caused to the public highway as a result of the works. Whilst there is no provision for cycle parking provision, the constraints of the site do not allow for this and so the proposal is considered to be acceptable in this regard. This part of Farringdon Road is a red route which falls under the control of Transport for London. They have no objections to the application subject to an informative being attached regarding the red route.

It is not considered that the proposal would cause undue harm to the visual and residential amenities of nearby and neighbouring residential properties by way of visual privacy and overlooking, overshadowing or outlook or sunlight/daylight. The building to the rear of the site is occupied by some residential units but given the existing outlook from the floor below and the outlook of neighbouring properties at the same level it is not considered to result in increased overlooking or loss of privacy that would warrant a reason for refusal.

Neighbouring occupiers were consulted on the application. One comment has been received prior to making this decision which has been duly taken into account prior to making this decision. The application site's planning history and relevant appeal decisions were taken into account when coming to this decision.

- 2 Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under and s.72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies A1, A4, CC1, CC2, CC3, D1, D2, G1, H2, H3, H4, H6, H7, T1 and T2 of the Camden Local Plan 2017. The proposed development also accords with policies of the London Plan 2016 and of the National Planning Policy Framework 2019.

- 3 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.

- 4 This proposal may be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL. Both CILs are collected by Camden Council after a liable scheme has started, and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement. We issue formal CIL liability notices setting out how much you may have to pay once a liable party has been established. CIL payments will be subject to indexation in line with construction costs index. You can visit our planning website at [www.camden.gov.uk/cil](http://www.camden.gov.uk/cil) for more information, including guidance on your liability, charges, how to pay and who to contact for more advice.
- 5 Farringdon Road forms part of the Transport for London Road Network (TLRN). The footway and carriageway must not be blocked during the development. All vehicles associated with the development must only park / stop at permitted locations and within the time periods permitted by existing on-street restrictions. In the event any Red Route dispensations are sought, these must be agreed with TfL in writing before the work.
- 6 You are reminded that this decision only grants permission for permanent residential accommodation (Class C3). Any alternative use of the residential units for temporary accommodation, i.e. for periods of less than 90 days for tourist or short term lets etc, would constitute a material change of use and would require a further grant of planning permission.
- 7 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.
- 8 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.
- 9 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)

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- 10 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

