

LDC Report	26/07/2019
Officer	Application Number
Rachel English	2019/2844/P
Application Address	Recommendation
125 Clerkenwell Road London EC1R 5DB	Grant certificate
1st Signature	2nd Signature (if refusal)
Proposal	
Commencement of implementation of the works in relation to planning permission ref: 2015/6751/P granted on 12 th May 2017 (for Demolition of first and second floor, roof and rear wall (front facade retained). Rebuilding first and second floors with additional third floor mansard extension along the Clerkenwell Road facade and fourth floor roof extension, new front gates and new lift and stair core extension at rear; and change of use from ancillary public house accommodation (Class A4) to 8x self-contained flats (3x 1-beds and 5x 2-beds) (Class C3).)	
Assessment	
<p>The application site is located on the southern side of Clerkenwell Road. The building is not listed and is not located a Conservation Area.</p> <p>Planning permission was granted on 12th May 2017 for “the demolition of first and second floor, roof and rear wall (front facade retained). Rebuilding first and second floors with additional third floor mansard extension along the Clerkenwell Road facade and fourth floor roof extension, new front gates and new lift and stair core extension at rear; and change of use from ancillary public house accommodation (Class A4) to 8x self-contained flats (3x 1-beds and 5x 2-beds) (Class C3).”</p> <p>The application seeks to demonstrate that works to implement permission 2015/6751/P have been undertaken. The applicant has laid underground mains and pipes into the development for drainage for the new residential uses. This constitutes a material operation as defined in The Town and Country Planning Act 1990.</p> <p>The applicant has submitted the following information in support of the application:</p> <ul style="list-style-type: none"> • Decision Notice Planning Ref: 2015/6751/P • Existing/Proposed Basement Plan • Invoice and Receipt of Payment for S.106 Contributions • CIL Liability Notice • Building Regulations Submission • Building Control Certification of Completion • Photographs of Works Undertaken • Email Confirmation from LB Camden following Site Inspection 	

- Receipt for CIL Payment

The applicant has also submitted the following plans:

- A site location plan outlining the application site

There are no pre-demolition or pre-commencement works conditions added to the approval decision notice. The conditions relate to “prior to occupation”. CIL payments were made on 24th May 2019.

The Council considers that the works carried out and evidence listed above demonstrate the works to implement the planning permission 2015/6751/P.

Recommendation: Approve