

Application ref: 2020/1837/P
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Date: 18 August 2020

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Savills UK
33 Margaret Street
London
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**49-51
Farringdon Road
London
EC1M 3JP**

Proposal:

Details of facing materials and detailed drawings required by conditions 4(a), (c) and (d) of planning permission 2019/2041/P dated 11/11/2019 (Change of use of an existing ground floor space to A1/B1a together with the erection of a single storey roof extension at fifth floor level, the installation of replacement windows on the front and rear elevations and shopfront, the installation of a rear elevation Juliet balcony, the reinstatement of a chimney stack and installation of new plant at second floor level on the roof of the first floor rear extension).

Drawing Nos: P050, P051, P052, P053, P056, P057, Appendix A, Appendix B, Appendix C, Appendix D, Appendix E, Appendix F, Appendix G (Received, 27/04/2020)
P054 Rev A, P055 Rev A, P060 Rev A, Schedule of Planning Condition 04 (Received, 30/07/2020)

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

Informative(s):

- 1 Conditions 4(a), (c) and (d) require detailed drawings of all new windows and shopfronts, as well as samples of all facing materials, to be submitted and approved.

The applicant has provided photographic samples of all facing materials as well as detailed drawings of all windows, doors and shopfront. The details have been reviewed by the Council's conservation and urban design officers who are satisfied that the proposal would have an acceptable impact on the character and appearance of the host property and surrounding conservation area. As such, conditions 4(a), (c) and (d) can be discharged.

No objections were received prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposed details are in general accordance with policies D1 and D2 of the Camden Local Plan 2017.

- 2 You are advised that all conditions relating to planning permission 2019/2041/P granted on 11/11/2019 which need details to be submitted, have been approved.

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 written over a light blue rectangular background.

Daniel Pope
Director of Economy, Regeneration and Investment