

Application ref: 2019/4362/P
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Date: 7 August 2020

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Savills UK
33 Margaret Street
London
W1G 0JD

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

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

Proposal:

Part change of ground floor from healthcare use (Class D1) to combined retail (Class A1) and office (Class B1) uses, connected to the office (Class B1) use at lower ground floor; replacement roof extension at fifth floor level; first floor rear extension; restoration of facade 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.

Drawing Nos: E0001 Rev A, E009 Rev A, E010 Rev A, E011 Rev A, E012 Rev A, E013 Rev A, E014 Rev A, E015 Rev A, E016 Rev A, E030 Rev A, E031 Rev A, E040 Rev A, P0001 Rev A, P009 Rev A, P010 Rev A, P011 Rev A, P012 Rev A, P013 Rev A, P014 Rev A, P015 Rev A, P016 Rev A, P030 Rev A, P031 Rev A, P040 Rev A, P041 Rev A, P300 Rev A (received 28/08/2019), P050 Rev A (received 25/01/2020)

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 policy D1, D2 and D3 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: E0001 Rev A, E009 Rev A, E010 Rev A, E011 Rev A, E012 Rev A, E013 Rev A, E014 Rev A, E015 Rev A, E016 Rev A, E030 Rev A, E031 Rev A, E040 Rev A, P0001 Rev A, P009 Rev A, P010 Rev A, P011 Rev A, P012 Rev A, P013 Rev A, P014 Rev A, P015 Rev A, P016 Rev A, P030 Rev A, P031 Rev A, P040 Rev A, P041 Rev A, P300 Rev A (received 28/08/2019), P050 Rev A (received 25/01/2020)

Reason:

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

- 4 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the proposed proposed elevation facing materials shall be submitted to and approved in writing by the local planning authority:

a) Details including sections at 1:10 of all windows (including jambs, head and cill), ventilation grills, external doors and gates;

b) Plan, elevation and section drawings, including fascia, cornice, pilasters and glazing panels of the new shopfronts at a scale of 1:10;

c) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1, D2 and D3 of the London Borough of Camden Local Plan 2017.

- 5 Noise levels at a point 1 metre external to sensitive facades shall be at least 5dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable,

discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 10dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the [adjoining] premises [and the area generally] in accordance with the requirements of policies G1, CC1, D1, and A1 of the London Borough of Camden Local Plan 2017.

- 6 The cumulative sound level from the proposed external building services and fixed plant shall be 10dB below (15dB if tonal) the lowest background sound level assessed at 1m outside the windows of the nearest affected dwelling at any time. The proposed plant shall be installed and constructed to ensure compliance with the limits and mitigation measures identified in the Cass Allen, report Ref: RP01-18294.

Reason: To ensure that the amenity of occupiers of the surrounding premises is not adversely affected by noise from mechanical installations/ equipment, in accordance with Policy A4 of the Camden Local Plan 2017.

Informative(s):

- 1 Reason for granting permission.

The proposed works would be similar in nature, scale and massing to a previously approved scheme on the same site under application reference 2016/6194/P granted on 14/12/2017 later amended under 2019/2041/P granted on 11/11/2019. Elements identical to details approved in previous schemes are the proposed change of use of the ground and lower ground floor, together with the proposed first floor rear extension and roof extension. Given that there has been no policy changes since the previous schemes were approved and there has been no changes to the site's context, officers would raise no objection to elements that have been approved in previous schemes.

Policy D3 of the Camden Local Plan states that where an original shopfront of architectural or historic value survives, in whole or in substantial part, there will be a presumption in favour of its retention. In this context the subject properties comprise different shopfront design, so do does the properties adjoining them. There are no uniformed shopfront design within this section of the parade. Officers also note the prevalence of modern shopfront designs in this section of the parade, often resulting in the loss of traditional detailing.

The proposed shopfront front alteration would replace the existing timber framed fixture with an embossed powder coated metal framed fixture, which would replicates existing mullions and stall riser detailing. The proposed arrangements would appear alongside existing traditional fascia, cornice, pilaster, and stucco that would be repainted and restored.

The proposed glazing to solid proportions would seek to replicate tradition arrangement with regards to its height and profiles albeit in a contemporary material. This would be visible along from the public realm alongside other

representation of contemporary shopfront designs within a conservation area. In particular on eastern side of the road at No.30 Farringdon Road. Therefore, it is not considered that the proposed arrangement would harm the character and appearance of the wider Hatton Garden Conservation Area.

Officers further note that the proposed shopfront design and material would be similar to previously consented roof extension details on the same site. As such officers consider the proposed shopfront arrangements would appear as a contemporary and complementary addition within its context of the host property's front elevation. In order to preserve the integrity of the approved scheme a condition would be added requesting details of the proposed shopfront materials are submitted for approval prior to installation.

Given the nature of the proposed works officer do not believe it would give rise to adverse amenity impact.

No objection was received from neighbouring properties. The site's planning history was taken into account when determining this application.

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.

The proposed development is in general accordance with Policies A1, D1, D2 and D3 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2018; and the provisions of the National Planning Policy Framework 2019.

- 2 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.
- 3 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)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

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 'DP', is written over a light grey rectangular background.

Daniel Pope
Director of Economy, Regeneration and Investment