

Application ref: 2020/4180/P
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Date: 18 February 2021

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Savills UK
33 Margaret Street
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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), (d) and (e) 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: Material Appendix, P050 Rev A, P051 Rev A, P052 Rev A, P053 Rev A, P057 Rev A, P058 Rev A, P060 Rev B, Schedule of Planning Condition 04 (received 14/09/2020) P054 Rev C, P055 Rev C, P056 Rev A (received 14/01/2021)

The Council has considered your application and decided to grant permission

Informative(s):

- 1 Reason for granting permission -

Conditions 4(a), (c), (d) and (e) requires detailed drawings, or samples of all facing

materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site). This is in order to safeguard the appearance of the premises and the character of the immediate area in accordance with Policy D1 and D2 of the Camden Local Plan 2017.

The following documents was submitted: Timber Sash Window Details; New Aluminium Windows; Rooflights; Material Specification - Front Elevation; Material Specification - Rear Elevation; Material Specification -Terrace; Chimney and Parapet Construction and Material Details; Sootwashed Brick; Roof Details.

The Council's Conservation Officer and Urban Design Officer raised no objection to the proposed material detailing and of external facing materials. Officers are satisfied that the detail submitted would be in accordance with Conditions 4 (a), (c), (d) and (e). As such would have an acceptable impact on the character and appearance of the host property and surrounding area.

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 policy 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



Daniel Pope
Chief Planning Officer