

Application ref: 2021/3302/P
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Date: 21 October 2021

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The Heritage Practice
10 Bloomsbury Way
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WC1A 2SL

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
116 - 117 Saffron Hill
London
EC1N 8QS

Proposal:

Details pursuant to Condition 5 (window & door details and facing materials) granted under planning reference 2018/6302/P dated 18 July 2019 for Erection of an additional storey and a mansard roof extension and a 4 storey rear extension together with an internal reconfiguration of the building to provide an additional 2 residential units, resulting in 7 overall (6 x 1 bed and 1 x 3 bed).

Drawing Nos: Sheet 1, Sheet 2, Sheet 3, Sheet 4, window details, Cover Letter 116-117 Saffron Hill.

The Council has considered your application and decided to grant permission.

Informatives:

1 Reason for granting:

The condition requires details including sections at 1:10 of all windows (including jambs, head and cill), ventilation grills, external doors and gates and of the facing materials. The annotations on the approved elevations (11a and 12a) state: "Windows; Polyester Powder coated metal double glazed windows,

painted solid timber entrance door and glazed sidelights". The entrance door will be timber but the windows are to be black painted metal. The windows and doors are set back from the face of the façade to provide the necessary depth and relief.

The roof extension is built with reclaimed stock brick in a Flemish with mortar and pointing to match the existing adjoining original brick façades. The stock brick is found on the front and side elevations of the building. The rear façade is clad in render to match the colour of the adjoining buildings. The proposed materials are considered appropriate. The Council's Conservation Team raised no objection.

The full impact of the scheme has already been assessed.

As such condition 5 can be discharged. The details would preserve the traditional character and appearance of the building and safeguard 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.

- 2 You are advised that all conditions relating to planning permission 2018/6302/P dated 18/07/2019 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 2021.

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
Chief Planning Officer