

Application ref: 2021/1307/P  
Contact: Joshua Ogunleye  
Tel: 020 7974 1843  
Email: [Joshua.Ogunleye@camden.gov.uk](mailto:Joshua.Ogunleye@camden.gov.uk)  
Date: 19 January 2022

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

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Savills  
33 Margaret Street  
London  
W1G 0JD

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: Discharge of condition 4(b), to approve details of the shopfronts, of planning permission 2019/4362/P dated 7/08/2020 (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: P301-3; Perforated metal folded facade sample by ASME Engineering - Patinated dark brown RAL 8019 Grey Brown.

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

Informative(s):

- 1 Reasons for approving the details.

Conditions 4(b) requires details of the new shopfronts be submitted to and approved in writing by the local planning authority. 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 details have been implemented and photos have been submitted to the Local Planning Authority (LPA). This application is therefore retrospective.

The Council's Conservation Officer has reviewed the submitted details and photographs of the completed works, and raises no objection. Officers are satisfied that the detail submitted would be in accordance with condition 4(b). As such they would have an acceptable impact on the character and appearance of the host property, surrounding area and conservation 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 2019/4362/P granted on 7/08/2020 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 faint circular stamp.

Daniel Pope  
Chief Planning Officer