

Application ref: 2022/0258/P  
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Date: 18 February 2022

**Development Management**  
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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 parts A and C (details of facing materials and detailed drawings) pursuant to planning permission 2019/4362/P dated 07/08/2020 (for: 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: 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

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 details have been discharged under a separate application; however, are being re-discharged here due to an error on the decision notice. This approval is for the same details as previously agreed. The scheme has been implemented so the details are in situ.

The following documents were 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 granted on 07/08/2020 ref. 2019/4362/P 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 be 'DRP', is written over a light blue rectangular background.

Daniel Pope  
Chief Planning Officer