

Application ref: 2022/0161/P
Contact: Miriam Baptist
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Date: 10 June 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

www.camden.gov.uk/planning

Gerald Eve
72 Welbeck Street
Marylebone
London
W1G 0AY
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

91-93 Farringdon Road
London
EC1M 3LN

Proposal:

Alterations to the roof including use as a terrace, 3 x pergolas, associated decking, lighting and balustrade and alterations to the roof top plant.

Drawing Nos: 61234-OKT-V1-RF-DR-I-0105, 61234-OKT-V1-RF-DR-I-0300, 61234-OKT-V1-01-DR-I-0200, 61234-OKT-V1-01-DR-I-0301, 61234-OKT-V1-XX-DR-I-0600, 61234-OKT-V1-00-DR-I-0201, 61234-OKT-V1-00-DR-I-4500, Report VA3964.220114.NIA Noise Impact Assessment dated 14 January 2022, Cover letter dated 30 May 2022.

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 The development hereby permitted shall be carried out in accordance with the following approved plans: 61234-OKT-V1-RF-DR-I-0105, 61234-OKT-V1-RF-DR-I-0300, 61234-OKT-V1-01-DR-I-0200, 61234-OKT-V1-01-DR-I-0301, 61234-OKT-V1-XX-DR-I-0600, 61234-OKT-V1-00-DR-I-0201, 61234-OKT-V1-00-DR-I-4500, Report VA3964.220114.NIA Noise Impact Assessment dated 14 January 2022, Cover letter dated 30 May 2022.

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

- 3 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 and D2 of the London Borough of Camden Local Plan 2017.

- 4 The external noise level emitted from plant, machinery or equipment at the development hereby approved shall be lower than the lowest existing background noise level by at least 10dBA, by 15dBA where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with the machinery operating at maximum capacity.

Reason: To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by noise from mechanical installations/ equipment in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 5 Prior to use, machinery, plant or equipment at the development shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration isolated from the casing and adequately silenced and maintained as such.

Reason: To ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by vibration in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017

- 6 The use hereby permitted shall not be carried out outside the following times 08:00 and 20:00 Mondays to Fridays.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 7 No music shall be played on the premises in such a way as to be audible within any adjoining premises or on the adjoining highway.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 8 Lighting installed to roof terrace must not shine onto the public highway or create glare for vehicles using the highway. Illumination levels should be in accordance with the guidance set by the Institute of Lighting Engineers PLG05 The Brightness of Illuminated Advertisements. The lighting shall remain switched off when the roof terrace hereby approved is not in use.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017.

- 9 The number of people using the roof terrace hereby approved shall be restricted to 50 at any one time.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 10 The separated area to the southern section of the roof, nearest 81-89 Farringdon Road, shall not be used as part of the roof terrace and shall be accessed for maintenance purposes only.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

Planning permission is sought for the creation of a sixth floor roof terrace above the building. Works include installation of furniture including 3 pergolas, planters, exterior lighting, replacement balustrade and adjustment to plant at roof level. The roof terrace would be set back by 1.6m from the main elevations on top of the existing mansard level.

In terms of detailed design the decking, pergolas and furniture are considered acceptable. The black roof terrace balustrade will be visible from the public realm at street level but will appear uniform and tidy, not detracting from the host building or from the character and appearance of the wider area, including the Hatton Garden Conservation Area of which it is part. The pergolas are below the height of the existing party wall and plant housing existing on the roof and therefore do not add any height to the building which is in a strategic viewing cone and corridor.

In terms of neighbouring amenity, due to the close proximity of adjoining residential properties it will be necessary to attach conditions to protect neighbouring residents. The hours of use of the terrace would be restricted from 08:00 to 20:00 and conditions would be in place to ensure there would be no playing of music at any time and the number of people using the roof terrace shall be limited to 50 people. The roof terrace would be used as a relaxed professional break-out space for staff within the building and would be

monitored by the building management team. The external lighting proposal is modest and lights would be switched off with the closing of the terrace daily at 20:00, it is not considered to cause any harm to nearby buildings or the wider area.

Floor plans indicate that the seating areas would be sited away from the roof edges, reducing risk of noise disturbance to neighbours. The plans have been revised during the course of the application to amend the width of the terrace along the Farringdon Road façade. The terrace has been reduced by 3.4m in length at its southern corner (an area of 5m²) to provide an additional buffer between the terrace and the nearby residential flats of 81-89 Farringdon Road. Although the roof terrace has been reduced in size, the balustrade continues along this element of the façade as the area will still need to be occasionally accessed for maintenance works. A condition has been attached to ensure this area will be accessed for maintenance purposes only. The terrace would be approximately 27m from residential flats at similar level on the opposite side of Clerkenwell Road. At this distance there is not considered to be a harmful level of overlooking.

The alterations to plant on the rooftop have been assessed by the Council's Environmental Health team and are considered acceptable; some existing plant is being removed which will be replaced with some new plant reduced in size. Appropriate noise guidelines have been followed within the report such as Noise Policy Statement for England, National Planning Policy Framework (NPPF), Planning Practice Guidance on Noise, Camden Council's Local Plan, version June 2017 and BS 4142:2014. Standard noise conditions have been attached to the permission to protect nearby residents from noise emissions. Overall, the proposed roof terrace is not considered to cause undue harm to the amenities of nearby residential properties.

Two objections were received during the course of this application from neighbouring owner/occupiers at 81-89 Farringdon Road relating to potential noise impact from the roof terrace. Due to the reduction in the size of the terrace boundary to set it away from the southern section nearest these properties, as well as the conditions attached restricting capacity, music and the hours of use, it is considered that there would be no adverse impact on the amenity of neighbouring occupiers in terms of noise or disturbance.

- 2 The planning history of the site have been taken into account when coming to this decision.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

Overall, the proposals are not considered to cause undue harm to the character and appearance of the host building or the wider area, and it is considered that the proposals would preserve the character and appearance of the Hatton Garden Conservation Area.

The proposed development is in general accordance with policies A1, A4, D1

and D2 of the Camden Local Plan 2017, the London Plan 2021 and the National Policy Framework 2021.

- 3 The site fronts onto Farringdon Road which is a red route and is the responsibility of Transport for London (TfL). The applicant is advised to contact TfL if any construction works are proposed to take place from Farringdon Road prior to commencement of any such works.
- 4 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, 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.
- 5 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) 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.

- 6 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).

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 positioned in the upper left corner of the page.

Daniel Pope
Chief Planning Officer