

Application ref: 2022/0655/P
Contact: Josh Lawlor
Tel: 020 7974 2337
Email: Josh.Lawlor@camden.gov.uk
Date: 3 November 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

Iceni Projects
Da Vinci House
44 Saffron Hill
London
EC1N 8FH
undefined

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

**21 Farringdon Road
London
Camden
EC1M 3HA**

Proposal:

Replacement of cladding on the front elevation with black metal cladding.

Drawing Nos: 099-ANO-XX-00-DR-AX-36002-T1, 099-ANO-XX-00-DR-AX-36001-T1,
099-ANO-XX-00-DR-AX-17001-T1.

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 099-ANO-XX-00-DR-AX-36002-T1, 099-ANO-XX-00-DR-AX-36001-T1, 099-ANO-XX-00-DR-AX-17001-T1.

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

Informative(s):

1 Reasons for granting permission.

The application site comprises a mid-terrace eight-storey building located on the west side of Farringdon Road. The building is in retail use at ground floor, with office above and residential on the top three floors. The surrounding area is a mix of retail, commercial and residential properties.

The site is located within the Hatton Garden Conservation Area and the building is not listed. It is noted that the adjoining building at No.25-27 Farringdon Road is Grade II listed.

It is acknowledged that the existing appearance of the cladding on the building has some merit, however there are fire safety issues. The proposal will replace the existing cladding on the front elevation with a dark metal. Spandrel panels are proposed to be incorporated in the design. There would be an introduction of vertical fins in the spandrels aligned with the mullions in the window. It is considered that a dark metal cladding would be appropriate within the street context.

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.

Policy CC1 requires all development to minimise the effects of climate change and encourage all developments to meet the highest feasible environmental standards that are financially viable during construction and occupation. Policy CC2 relates to development needing to be resilient to climate change by encouraging sustainable design and construction measures.

The replacement of cladding on a building of such recent construction would normally not be supported for environmental and sustainability reasons. However, building control fire safety concerns have been raised about the existing cladding.

Given the development does not involve any extensions but simply replacement cladding and building repairs it is not considered that the development would give rise to any amenity concerns to neighbouring residential properties.

Due to the sensitive location, a construction management plan (CMP) would need to be secured to minimize the impact on the highway infrastructure and

neighbouring community. We would seek to secure a CMP implementation support contribution of £3,920 and a Construction Impact Bond of £7,500 as section 106 planning obligations in accordance with Policy A1.

The site's planning history has been taken into account when making this decision. No objections were received following consultation procedures.

As such, the proposal is in general accordance with policies D1, D2, CC1, CC2, DM1, T4 and A1 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework.

- 2 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).
- 3 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.
- 4 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.

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:

<https://www.gov.uk/appeal-planning-decision>.

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', written in a cursive style.

Daniel Pope
Chief Planning Officer