

Application ref: 2022/4163/L
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Date: 15 December 2022

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Mr Andrew Carruth
Flat 10
25-27 Farringdon Road
London
EC1M 3HA
United Kingdom

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
25-27 Flat 10
Farringdon Road
London
Camden
EC1M 3HA

Proposal:

Installation of horizontal sliding secondary glazing behind existing sash windows.
Drawing Nos: Location plan; Design and access statement; Second floor layout plan;
<https://source.thenbs.com/product/series-80-heavy-duty-horizontal-sliding-2-pane/akTs78UPTvrLQ9AF24rbnp/5UrJB7nErJCApiwdnhjbAG?permalink=true>

The Council has considered your application and decided to grant Listed Building Consent subject to the following condition(s):

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 The development hereby permitted shall be carried out in accordance with the

following approved plans:

Location plan; Design and access statement; Second floor layout plan;
<https://source.thenbs.com/product/series-80-heavy-duty-horizontal-sliding-2-pane/akTs78UPTvrLQ9AF24rbnp/5UrJB7nErJCApiwdnhjbAG?permalink=true>

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 All new work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

Informative(s):

- 1 Reasons for listed building consent (delegated):

25-27 Farringdon Road is an ornate 19th century industrial workshop, a building of six-storeys in polychromatic brick Venetian Gothic. Built in 1873-4 by Harding and Bond for Bradbury, Wilkinson & Co., an engravers company who begun printing banknotes in 1856. The building is listed Grade II.

The building was converted into flats in the late 1980s/early 1990s.

Flat 10 is located on the second floor.

The proposal is for the installation of Selectaglaze Series 80 Heavy Duty Horizontal Sliding 2 Pane secondary glazing, a two-pane horizontal sliding system. The distance between the existing windows and the proposed secondary units will be 100mm. The secondary glazing units will be removable and the proposed installation a reversible modification.

The proposal is considered not to be unduly detrimental to the architectural significance of the building as all existing historic fabric is to be retained.

This proposal is for internal works to a Grade II listed building. In line with the Statement of Community Involvement the application was not publicised as there is no statutory requirement to consult.

The site's planning history has been taken into account when making this decision.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

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

- 2 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.

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 grey rectangular background.

Daniel Pope
Chief Planning Officer