

Committee:	Date:
Planning and Transportation	9 April 2018
Subject: 35 Furnival Street London EC4A 1JQ Erection of a single storey rear extension to Flat 9 at 3rd floor level and installation of replacement balustrading.	Public
Ward: Farringdon Without	For Decision
Registered No: 14/01173/FULL	Registered on: 8 December 2014
Conservation Area: Chancery Lane	Listed Building: No

Summary

Planning permission is sought for the erection of a single storey extension to Flat 9 at the third floor level of 35 Furnival Street along with the installation of replacement balustrading. The extension would be built on top of part of an existing amenity terrace situated on the flat roof of an existing projection at the rear of the property.

63 objections have been received from 31 residents and / or their representatives regarding the proposed development over four separate consultations. The objections include the impact of the development on the character of the existing building and residential amenity, including loss of daylight and sunlight, loss of privacy from increased overlooking and disruption from construction works.

The proposed extension is considered to be acceptable in terms of its massing and design and would not detract from the character of the building or the character and appearance of the Chancery Lane Conservation Area.

The daylight and sunlight study submitted with the application demonstrates that the majority of neighbouring properties would not experience noticeable reductions in daylight and sunlight as a result of the proposed development.

Whilst there would be a very small number of impacts on daylight and sunlight as a result of the development, the overall impact is considered to be acceptable given the densely developed urban nature of the site.

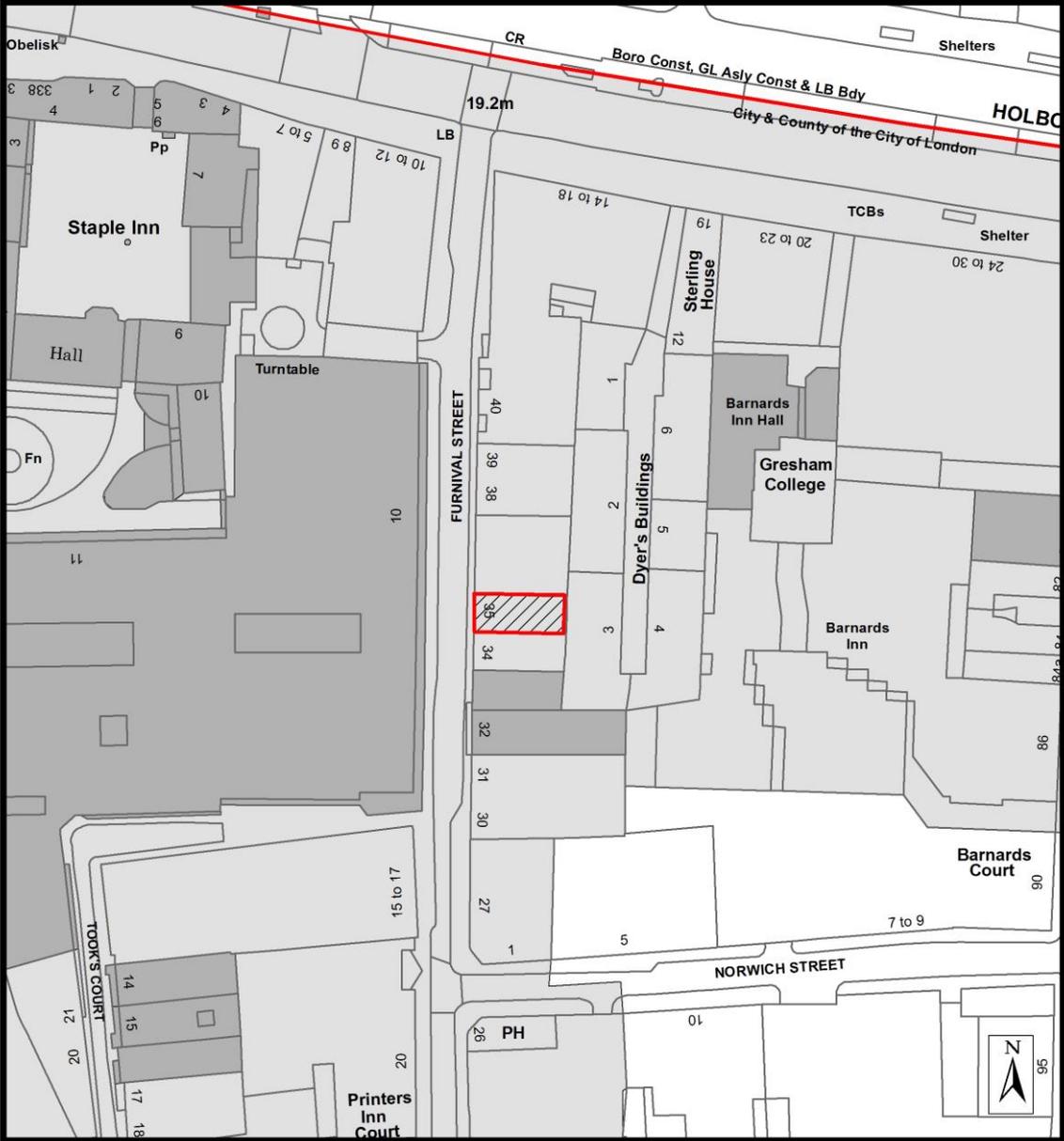
The proposed development would not adversely impact on privacy or increase the level of overlooking over and above the existing situation.

The proposal is considered to be acceptable and to be in substantial compliance with the guidance in the NPPF and the policies of Local Plan.

Recommendation

That planning permission be granted for the above proposal in accordance with the details set out in the attached schedule.

Site Location Plan



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ADDRESS:
35 Furnival Street

CASE No.
14/01173/FULL

- CITY BOUNDARY
- SITE LOCATION
- LISTED BUILDINGS
- CONSERVATION AREA BOUNDARY



DEPARTMENT OF THE BUILT ENVIRONMENT



Front Elevation Looking North-East



Terrace Looking Northeast



Terrace Looking West

Main Report

Site

1. The application property is a third floor flat within an eight-storey residential block at 34 - 35 Furnival Street. The site is on the east side of Furnival Street within the Chancery Lane Conservation Area.
2. Immediately to the north of the site is Aston House, 36 - 37 Furnival Street, a four-storey plus double mansard residential block comprising 9 apartments. Immediately to the east of the site is 2 - 3 Dyers Buildings, which is part of 1 - 6 Dyers Buildings that is currently being developed to provide 35 residential apartments (planning reference: 11/00885/FULMAJ).
3. Immediately to the south of the site is 33 Furnival Street, a four-storey building that is currently in office use. It was originally built in the 18th Century and is Grade II listed.
4. To the west of the site, on the other side of Furnival Street is Chancery Exchange, 10 Furnival Street, a five-storey building comprising serviced office accommodation across large floorplates. The building is listed Grade II*.

Relevant Planning History

5. Planning permission was granted on 18 January 1994 for the "Erection of an eight-storey residential block comprising 12 flats & 4 maisonettes" at 34 - 35 Furnival Street (ref: 4051E).
6. Planning permission was subsequently granted on 22 November 1999 for the "Retention under section 73 of the Town and Country Planning Act 1990 of development comprising 12 residential flats and 4 maisonettes (Class C3) with a permanent option to use any of the residential units as temporary sleeping accommodation for periods of less than 90 consecutive nights. (Amendment to planning permission 93-4051E dated 15th January 1994)" (ref: 4051H).
7. Planning Permission was granted on 01 July 2013 for the "Change of use from office (Use Class B1) to residential (Use Class C3), erection of a three storey infill extension and erection of part single storey and part two storey mansard roof extension to provide 35 apartments, together with associated works" at 1 - 6 Dyers Buildings (ref: 11/00885/FULMAJ). The planning permission has been implemented and the development is near completion.

Proposal

8. Planning permission is sought for the erection of a single storey rear extension to Flat 9 at third floor level and the installation of replacement balustrading.
9. The extension would be built on top of an existing amenity terrace situated on the flat roof of an existing projection at the rear of the property. The extension would be 1.5m deep, leaving a 1.1m deep

amenity terrace. The reduced terrace would be enclosed by new glass balustrading.

Consultations

10. The application has been advertised on site and in the local press. The residential premises of 34 - 35 Furnival Street and Aston House 36 - 37 Furnival Street have been individually consulted.
11. There have been four separate consultations in respect of the application. The application was first consulted on in December 2014. A second consultation was undertaken in February 2015 following an amendment to the floor level details following a correction to an error in the architect's drawings.
12. A third consultation was undertaken in August 2015 following a reduction in the bulk of the proposed extension and the submission of a new daylight and sunlight study undertaken by a RICS accredited daylight and sunlight consultant. The original daylight and sunlight assessment submitted with the application was reviewed by Paul Littlefair of the Building Research Establishment (BRE) who advised that the assessment was based on an incorrect methodology.
13. The fourth consultation was undertaken in May 2017 following the submission of an updated daylight and sunlight study, which incorporated an assessment of the cumulative impacts of the both the proposed development and the adjacent recent development at 1 - 6 Dyers Buildings.
14. A total number of 63 objections have been received across the four consultations periods (17 in December 2014; 9 in February 2015; 18 in August 2015; 19 in 2017) from 31 residents. The objections are summarised in the table below:

Topic	Objection
Residential Amenity	<ul style="list-style-type: none"> • The proposed development would adversely impact the daylight and sunlight received by neighbouring residential properties. • The accuracy of the daylight and sunlight study submitted with the application is questionable. • The development would result in greater overlooking and lead to a loss of privacy for neighbouring residential occupiers. • The implementation of the development would result in construction noise, disturbance and disruption to the detriment of occupiers of 34-35 Furnival Street.
Design	<ul style="list-style-type: none"> • The development would interfere with the character of the property. • The proposed extension represents overdevelopment. • The development would set a precedent for further extensions to the building and neighbouring buildings.

Other Non-Planning Considerations	<ul style="list-style-type: none"> • There has been no assessment of the existing building's load bearing capacity. • The proposed development contravenes the terms of the building's lease. • The development would result in a reduction in neighbouring property values.
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Policy Context

15. The development plan consists of the London Plan, the Draft London Plan (out for consultation) and the Local Plan. The London Plan, and Local Plan policies that are most relevant to the consideration of this case are set out in Appendix B to this report. Relatively little weight should be afforded to the Draft London Plan as it is at an early stage prior to adoption, following consultation.
16. Government Guidance is contained in the National Planning Policy Framework (NPPF).

Considerations

17. The Corporation, in determining the planning application has the following main statutory duties to perform: -
 - to have regard to the provisions of the development plan, so far as material to the application and to any other material considerations. (Section 70 Town & Country Planning Act 1990);
 - to determine the application in accordance with the development plan unless other material considerations indicate otherwise. (Section 38(6) of the Planning and Compulsory Purchase Act 2004);
 - For development within or adjoining a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area and its setting (S72 (1) Planning (Listed Buildings and Conservation Areas) Act 1990);
 - For development which affects a listed building or its setting, to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. (S66 (1) Planning (Listed Buildings and Conservation Areas) Act 1990).
18. The NPPF states at paragraph 14 that “at the heart of the NPPF is a presumption in favour of sustainable development which should be seen as a golden thread running through both plan-making and decision-taking.....For decision-taking this means: approving development proposals that accord with the development plan without delay...” It further states at Paragraph 2 that:

“Planning Law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise’.

19. In considering the planning application before you, account has to be taken of the statutory and policy framework, the documentation accompanying the application, and views of both statutory and non-statutory consultees.
20. The principal issues in considering this application are:
 - The design and appearance of the proposed extension and its impact on the Chancery Lane Conservation Area and the setting of nearby listed buildings; and
 - The impact of the extension on residential amenity, including daylight and sunlight and privacy and overlooking.

Design and Heritage

21. The proposed extension would be faced in brickwork to match the adjacent existing brickwork. There would be new white polyester powder coated aluminium patio doors to the amenity terrace and a new white painted timber sash window facing the existing lightwell to match adjacent windows. The roof to the extension would be finished in a pitched membrane cover.
22. The extension and balustrading would be set back by 0.5m from the sides of the existing rear projection.
23. The extension would not be visible from the public realm. It would be seen from the rear of the properties at 1 – 6 Dyers Buildings and 36 – 37 Furnival Street.
24. The detailed design and materials are considered to complement the character of the existing building and would not detract from the character and appearance of the Chancery Lane Conservation Area or the setting of the Grade II Listed 33 Furnival Street.

Daylight and Sunlight

25. Local Plan Policy DM10.7 'Daylight and Sunlight' resists development which would reduce noticeably the daylight and sunlight available to nearby dwellings to unacceptable levels, taking account of the Building Research Establishment's (BRE) guidelines. Paragraph 3.10.41 of the Local Plan indicates that the BRE guidelines will be applied consistent with BRE advice that ideal daylight and sunlight conditions may not be practicable in densely developed city centre locations.
26. Paragraph 3.10.41 of the Local Plan states when considering proposed changes to existing lighting levels, the City Corporation will take into account the cumulative effect of development proposals.
27. The BRE guidelines consider a number of factors in measuring the impact of development on daylight and sunlight on existing dwellings:
 - Daylight to windows: Vertical Sky Component (VSC): a measure of the amount of sky visible from a centre point of a window. The VSC test is the main test used to assess the impact of a development on neighbouring properties. A window that achieves 27% or more is considered to provide good levels of

light, but if with the proposed development in place the figure is both less than 27% and reduced by 20% or more from the existing level (0.8 times the existing value), the loss would be noticeable.

- **Daylight Distribution: No Sky Line (NSL):** The distribution of daylight within a room is measured by the no sky line, which separates the areas of the room (usually measured in sq. ft) at a working height (usually 0.85m) that do and do not have a direct view of the sky. The BRE guidelines states that if with the proposed development in place the level of daylight distribution in a room is reduced by 20% or more from the existing level (0.8 times the existing value), the loss would be noticeable. The BRE advises that this measurement should be used to assess daylight within living rooms, dining rooms and kitchens; bedrooms should also be analysed although they are considered less important.
- **Sunlight:** sunlight levels are calculated for all main living rooms in dwellings if they have a window facing within 90 degrees of due south. Kitchens and bedrooms are considered less important although care should be taken not to block too much sun. The BRE explains that sunlight availability may be adversely affected if the centre of the window receives less than 25% of annual probable sunlight hours (APSH), or less than 5% APSH between 21 September and 21 March; and receives less than 0.8 times its former sunlight hours as result of a proposed development; and has a reduction in sunlight hours received over the whole year greater than 4% of annual probable sunlight hours.

Daylight and Sunlight Assessment

28. The application is supported by a daylight and sunlight study, which has assessed the impact of the proposed development on the daylight and sunlight received by the neighbouring residential properties at 34 - 35 Furnival Street and Aston House, 36 - 37 Furnival Street.
29. The study also includes an assessment of the impact of the proposed development, the recent development at 1 - 6 Dyers Buildings (planning reference: 11/00885/FULMAJ) and the cumulative impact of both developments on neighbouring residential properties.

Daylight Assessment Results

Impact of Proposed Development

30. The assessment of the impact of the proposed development on the daylight received by the windows of neighbouring residential properties indicate that all windows would pass the BRE's Vertical Sky Component (VSC) test as no windows would experience a reduction in daylight greater than the 20% BRE threshold that is considered to be noticeable.

31. The daylight distribution (NSL) analysis indicates that no rooms in the neighbouring properties would experience a noticeable loss in the area in which there would be a view of the sky, as any reductions in the no sky line would be within the 20% BRE threshold that is considered to be noticeable.

Cumulative Impact Assessment

32. The cumulative impact assessment indicates that nine of the 30 windows assessed for VSC in 34 - 35 and 36 - 37 Furnival Street would not achieve BRE compliance as a result of the impact of both the proposed development and the development at 1 - 6 Dyers Buildings.
33. Five out of the 11 windows assessed in 34 - 35 Furnival Street (windows 76, 77, 80, 81, 84) would experience daylight reductions between 23% and 37% as result of the cumulative impact of both the proposed development and the development at 1 - 6 Dyers Buildings. The reductions in daylight to windows attributable to the proposed development would be between zero and 17%.
34. Four out of the 19 windows assessed in 36 - 37 Furnival Street (windows 15, 16, 17 and 18) would experience daylight reductions between 25% and 31% as result of the cumulative impact of both the proposed development and the development at 1 - 6 Dyers Buildings. The reductions in daylight to windows attributable to the proposed development would be between 3% and 10%.
35. The cumulative impact assessment indicates that five out of the 18 rooms assessed for daylight distribution (NSL) in 34 - 35 and 36 - 37 Furnival Street would not achieve BRE compliance as result of the impact of both the proposed development and the development at 1 - 6 Dyers Buildings.
36. The reductions in daylight distribution in the five affected rooms would be between 33% and 71%. The reductions attributable to the proposed development would be between 2% and 6, which would not be considered noticeable (below 20%).

Sunlight Assessment Results

Impact of Proposed Development

37. The results of the assessment of the impact of the proposed development on the sunlight received by the windows of neighbouring residential properties indicate that two out of the 26 windows assessed for annual probable sunlight hours (APSH) would not achieve BRE compliance.
38. Both windows 15 and 16 in 36 - 37 Furnival Street, which serve a living room, would experience a 5% reduction in the annual probable sunlight that they currently receive; window 15 would experience a reduction in APSH from 5% to 0%; window 16 would experience a reduction from 10% to 5%. Whilst these reductions are a large proportion of the windows' existing sunlight levels (100% and 50% respectively) the reductions are marginally in excess of the 4% technical threshold set by in the BRE guidelines. It is also noted that the windows affected

serve a living room, which is served by two further windows (windows 17 and 18), which would experience a 1% reduction in annual probable sunlight hours as a result of the proposed development.

Cumulative Impact Assessment

39. The cumulative impact assessment results indicate that three out of the 26 windows assessed for APSH in 34 - 35 and 36 - 37 Furnival Street would not achieve BRE compliance as a result of the impact of both the proposed development and the development at 1 - 6 Dyers Buildings.
40. In 34 - 35 Furnival Street, window 81 would experience a 38% reduction in APSH (from 21% to 13%). It should be noted that the whole of this reduction is attributable to the approved development at 1 - 6 Dyers Buildings; there would be no further reduction in the sunlight received by this window as a result of the proposed development.
41. In 36 - 37 Furnival Street both windows 15 and 16 would again experience a 5% reduction in APSH, with 5% and 3% respectively attributable to the proposed development. In the cumulative development scenario windows 17 and 18, which serve the same living room as windows 15 and 16, would experience reductions in APSH of 2% and 3% respectively. However, these reductions are technically in compliance with the BRE guidelines as they are below 5%.

Daylight and Sunlight Conclusions

42. The daylight and sunlight study submitted with the application indicates that the proposed development would not have a noticeable impact on the daylight received by the neighbouring residential properties at 34 - 35 and 36 - 37 Furnival Street.
43. Whilst two out of the 26 windows assessed for sunlight in the neighbouring residential properties would not achieve BRE compliance, it is noted that the reductions would be marginally in excess of the technical threshold set by the BRE, and that the two windows would serve a room served by two further windows.
44. As would be expected, the cumulative impact assessment indicates that the neighbouring properties would experience greater reductions in daylight and sunlight as a result of the proposed development and the recent development at 1 - 6 Dyers Buildings. However, it is noted that all the reductions in daylight attributable to the proposed development would be within the 20% BRE threshold and thus not noticeable.
45. Overall, the daylight and sunlight impact on neighbouring properties is considered to be acceptable given the densely developed urban nature of the site and to be in accordance with the requirements of Local Plan Policy DM10.7.

Privacy and Overlooking

46. Local Plan Policy DM21.3 'Residential Environment' requires developments to be designed to avoid overlooking and to seek to protect the privacy of neighbouring occupiers. The application property includes an existing amenity terrace, which the proposed extension

would partially replace. The proposed extension would not result in greater overlooking than the existing situation and is considered to be acceptable in privacy and overlooking terms.

Other considerations

47. Representations have been received raising concerns about the effect of construction works associated with the proposed development. The proposed extension would be a relatively small development at 1.5m deep and would not require the submission of scheme for protecting nearby residents from noise, dust and other environmental factors.
48. Concerns have been raised regarding the load bearing capacity of the existing projection at the rear of the building on which the extension would be built. Whilst this is clearly an important matter it is not a material planning consideration.
49. Concerns raised regarding the impact of the proposed development on the value of neighbouring properties and the contravention of the terms of the building's lease are not material planning considerations.

Conclusions

50. The proposed third floor extension is acceptable in terms of its massing and design and would not detract from the character of the building. It would preserve the character and appearance of the Chancery Lane Conservation Area and would not detract from the setting of the Grade II Listed 33 Furnival Street.
51. The daylight and sunlight study submitted with the application demonstrates that the majority of neighbouring properties would not experience noticeable reductions in daylight and sunlight as a result of the proposed development.
52. Whilst there would be a very small number of impacts on daylight and sunlight as a result of the development, the impact is considered to be acceptable given the densely developed urban nature of the site.
53. The proposed development would not adversely impact on privacy or increase the level of overlooking over and above the existing situation.
54. The proposal is in substantial compliance with the guidance in the NPPF and the policies of the Local Plan.

Background Papers

Residents' Objections

December 2014 Consultation Responses (17 objectors)

E-mail 22 December 2014 Chloe Nash
Online 23 December 2014 Mr Dan Burgess
Online 23 December 2014 Mr Val-Daniel Geary
Online 24 December 2014 Mr Mathieu Fourny
Online 26 December 2014 Mr Fraser Ashman
Online 29 December 2014 Mrs Nina Keay
Online 30 December 2014 Mrs Lisa May
Online 31 December 2014 Ms Yanming Bay
Online 31 December 2014 Mr Milos Cukovic
Online 01 January 2015 Ms Lisa Zazzera-Vryzakis
Online 02 January 2015 Ms Lidia Zazzera
Online 03 January 2015 Mrs Joanne Santa Maria
Online 04 January 2015 Mrs Giuliana Birri
Online 05 January 2015 Mr Nigel May
Online 05 January 2015 Mr Tony Ng
Online 06 January 2015 Lord John Krebs
Online 14 January 2015 Miss Chloe Nash
Online 15 January 2015 Dr Susan Scott

February 2015 Consultation Responses (9 objectors)

Online 16 February 2015 Mr Mathieu Fourny
E-mail 19 February 2015 Stephen and Poppy Newton
Online 20 February 2015 Mr & Mrs Fraser and Sandra Ashman
Online 23 February 2015 Mr Val-Daniel Geary
Online 24 February 2015 Mr Nigel May
Online 24 February 2015 Mr Mathieu Fourny
Online 03 March 2015 Mr Mathieu Fourny
Online 03 March 2015 Mr Walter Scott
Online 03 March 2015 Miss Lidia Zazzera
Online 05 March 2015 Mr Milos Cukovic
Online 06 March 2015 Ms Yanming Bay

August 2015 Consultation Responses (18 objectors)

E-mail 15 August 2015 Stephen and Poppy Newton
Online 17 August 2015 Ms Lidia Zazzera
Online 18 August 2015 Mr Mathieu Fourny [part 1]
Online 18 August 2015 Mr Mathieu Fourny [part 2]
Online 20 August 2015 Mrs Eleanor Byrne
Online 21 August 2015 Ms Yanming Bay
Online 23 August 2015 Dr Yuk Wah Chan
Online 23 August 2015 Mr Val-Daniel Geary
Online 27 August 2015 Mr Duncan Ashman
Online 27 August 2015 Mr Nigel May
Online 29 August 2015 Mrs Lisa May
Online 30 August 2015 Mr Milos Cukovic

Online 31 August 2015 Mrs Giuliana Birri
Online 03 September 2015 Miss Chloe Nash
Online 04 September 2015 Lord John Krebs
Online 04 September 2015 Mrs Elizabeth Speirs
Online 09 September 2015 Mrs Joanne Santa Maria
Online 09 September 2015 Mr Stephen Newton
Online 13 September 2015 Mr Tony Ng
Online 04 October 2015 Miss Chloe Nash

May 2017 Consultation Responses (19 objectors)

Online 25 May 2017 Mrs Giuliana Birri
Online 26 May 2017 Mr Iain Allison
Online 27 May 2017 Dr Susan Scott
Online 29 May 2017 Mrs Nina Keay
Online 30 May 2017 Mrs Eleanor Byrne
Online 31 May 2017 Mr Mathieu Fourny [1/2]
Online 31 May 2017 Mr Mathieu Fourny [2/2]
Online 31 May 2017 Mr Bharat Mekani [1/2]
Online 31 May 2017 Mr Bharat Mekani [2/2]
Online 31 May 2017 Mr Nigel May
E-mail 02 June 2017 Stephen Newton
E-mail 02 June 2017 Lidia Zazzera
Online 02 June 2017 Mrs Joanne Santa Maria
Online 03 June 2017 Ms Jane Richards
Online 03 June 2017 Miss Grace Chan
Online 03 June 2017 Dr Karen Chan
Online 04 June 2017 Mr Milos Cukovic
E-mail 04 June 2017 Professor Lord John Krebs
Online 06 June 2017 Ms Yanming Bay
Online 07 June 2017 Mrs Coralie Murphy
Online 08 June 2017 Miss Chloe Nash

Application Documents

Existing Drawings and Site Photographs Vesica Design
Design & Access Statement Vesica Design
Mitigating Statement to Objections January 2015 Lisa Dickenson
Daylight and Sunlight Study 15 December 2017 Right of Light Consulting

Appendix A

London Plan Policies

The London Plan policies which are most relevant to this application are set out below:

Policy 7.8 Development should identify, value, conserve, restore, re-use and incorporate heritage assets, conserve the significance of heritage assets and their settings and make provision for the protection of archaeological resources, landscapes and significant memorials.

Relevant Local Plan Policies

DM10.7 Daylight and sunlight

- 1) To resist development which would reduce noticeably the daylight and sunlight available to nearby dwellings and open spaces to unacceptable levels, taking account of the Building Research Establishment's guidelines.
- 2) The design of new developments should allow for the lighting needs of intended occupiers and provide acceptable levels of daylight and sunlight.

DM12.2 Development in conservation areas

1. Development in conservation areas will only be permitted if it preserves and enhances the character or appearance of the conservation area.
2. The loss of heritage assets that make a positive contribution to the character or appearance of a conservation area will be resisted.
3. Where permission is granted for the demolition of a building in a conservation area, conditions will be imposed preventing demolition commencing prior to the approval of detailed plans of any replacement building, and ensuring that the developer has secured the implementation of the construction of the replacement building.

CS10 Promote high quality environment

To promote a high standard and sustainable design of buildings, streets and spaces, having regard to their surroundings and the character of the City and creating an inclusive and attractive environment.

CS12 Conserve or enhance heritage assets

To conserve or enhance the significance of the City's heritage assets and their settings, and provide an attractive environment for the City's communities and visitors.

CS21 Protect and provide housing

To protect existing housing and amenity and provide additional housing in the City, concentrated in or near identified residential areas, as shown in Figure X, to meet the City's needs, securing suitable, accessible and affordable housing and supported housing.

DM10.1 New development

To require all developments, including alterations and extensions to existing buildings, to be of a high standard of design and to avoid harm to the townscape and public realm, by ensuring that:

- a) the bulk and massing of schemes are appropriate in relation to their surroundings and have due regard to the general scale, height, building lines, character, historic interest and significance, urban grain and materials of the locality and relate well to the character of streets, squares, lanes, alleys and passageways;
- b) all development is of a high standard of design and architectural detail with elevations that have an appropriate depth and quality of modelling;
- c) appropriate, high quality and durable materials are used;
- d) the design and materials avoid unacceptable wind impacts at street level or intrusive solar glare impacts on the surrounding townscape and public realm;
- e) development has attractive and visually interesting street level elevations, providing active frontages wherever possible to maintain or enhance the vitality of the City's streets;
- f) the design of the roof is visually integrated into the overall design of the building when seen from both street level views and higher level viewpoints;
- g) plant and building services equipment are fully screened from view and integrated in to the design of the building. Installations that would adversely affect the character, appearance or amenities of the buildings or area will be resisted;
- h) servicing entrances are designed to minimise their effects on the appearance of the building and street scene and are fully integrated into the building's design;
- i) there is provision of appropriate hard and soft landscaping, including appropriate boundary treatments;
- j) the external illumination of buildings is carefully designed to ensure visual sensitivity, minimal energy use and light pollution, and the discreet integration of light fittings into the building design;
- k) there is provision of amenity space, where appropriate;
- l) there is the highest standard of accessible and inclusive design.

SCHEDULE

APPLICATION: **14/01173/FULL**

35 Furnival Street London EC4A 1JQ

Erection of a single storey rear extension to Flat 9 at 3rd floor level and installation of replacement balustrading.

CONDITIONS

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
REASON: To ensure compliance with the terms of Section 91 of the Town and Country Planning Act 1990.
- 2 The development shall not be carried out other than in accordance with the following approved drawings and particulars or as approved under conditions of this planning permission: Site Location Plan, Drawing Nos. 52/07 Rev C, 52/08 Rev D, 52/09 Rev D, 52/10 Rev E, 52/11 Rev D.
REASON: To ensure that the development of this site is in compliance with details and particulars which have been approved by the Local Planning Authority.

INFORMATIVES

- 1 In dealing with this application the City has implemented the requirements of the National Planning Policy Framework to work with the applicant in a positive and proactive manner based on seeking solutions to problems arising in dealing with planning applications in the following ways:

detailed advice in the form of statutory policies in the Local Plan, Supplementary Planning documents, and other written guidance has been made available;

a full pre application advice service has been offered;

where appropriate the City has been available to provide guidance on how outstanding planning concerns may be addressed.

Background Papers

Representations

E-mail 22 December 2014 Chloe Nash
Online 23 December 2014 Mr Dan Burgess
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