

Application ref: 2023/2941/P
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Date: 22 August 2023

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John Robertson Architects
111 Southwark Street
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:

Johnson Building
77 Hatton Garden
London
EC1N 8JS

Proposal: Non-material amendment to planning permission ref: 2021/6300/P dated 7 March 2022 for: "Conversion of 2x existing windows into doors at existing 5th floor roof terrace," namely to convert two further existing windows into two further separate doors at existing 5th floor roof terrace.

Drawing Nos: 1985-JRA-01-05-DR-A-0015 Rev P04; 1985-JRA-01-XX-DR-A-0021 Rev P05; 1985-JRA-01-05-DR-A-0125 Rev P03; 1985-JRA-01-05-DR-A-0160 Rev P03; 1985-JRA-01-XX-DR-A-0161 Rev P03.

The Council has considered your application and confirms that the proposals are acceptable as non-material amendments to the planning permission set out above.

For the purposes of this decision, condition no.2 of planning permission 2021/6300/P shall be replaced with the following condition:

REPLACEMENT CONDITION 2

The development hereby permitted shall be carried out in accordance with the following approved plans:

1985-JRA-01-05-DR-A-0015 Rev P04; 1985-JRA-01-XX-DR-A-0021 Rev P05;

1985-JRA-01-05-DR-A-0125 Rev P03; 1985-JRA-01-05-DR-A-0160 Rev P03;
1985-JRA-01-XX-DR-A-0161 Rev P03.

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

Informative(s):

1 Reasons for granting permission:

Planning permission was granted on 7 March 2022 ref: 2021/6300/P for the conversion of 2x existing windows into doors at existing 5th floor roof terrace.

The amendment being sought seeks to convert an additional two windows into two separate doors at existing 5th floor roof terrace, equating to a total of four separate doors.

The roof terrace is located at the southern end of the host building and is not visible in the public realm. The new doors would match existing adjacent doors. It is not considered that the proposal would not cause undue harm to the character and appearance of the host building or the wider area, including the Hatton Garden Conservation Area.

Neither is it considered that the proposal would cause undue harm to the amenities of nearby residential properties due to the nature of the works and the fact the new doors would not alter the amount of people that could access the roof terrace.

It is therefore considered that the proposed development would result in substantially the same development as, and can be considered as a non-material amendment to, the approved scheme ref 2021/6300/P. It is considered reasonable and appropriate in the circumstances and will have no adverse material effect, in terms of land use, design and bulk, to the approved scheme, and also in terms of its impact on the surrounding streetscene and neighbourhood amenity.

2 You are advised that this decision relates only to the changes highlighted on the plans and/or set out in the description and on the application form and shall only be read in the context of the substantive permission granted on 7 March 2022 under reference number 2021/6300/P and is bound by all the conditions attached to that permission.

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.

Yours faithfully

A handwritten signature in black ink, appearing to be 'DRP', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer

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