

Application ref: 2023/3122/P  
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Date: 3 May 2024

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
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London  
WC1H 9JE

Phone: 020 7974 4444

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[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Groupwork  
15A Clerkenwell Close  
London  
EC1R 0AA

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted Subject to a Section 106 Legal Agreement**

Address:

**7 Bleeding Heart Yard  
London  
EC1N 8SJ**

Proposal:

Erection of single-storey roof extension with roof terrace. Erection of external lift at rear. Associated external alterations and refurbishment works.

Drawing Nos: (Prefix 279) 050 Rev A, 110 Rev A, 111 Rev A, 112 Rev A, 200 Rev A, 201 Rev A, 500 Rev C, 510 Rev C, 511 Rev B, 512 Rev C, 513 Rev D, 600 Rev E, 601 Rev E, 810 Rev A, Covering Letter, Design and Access Statement, Daylight and Sunlight Report

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:

(Prefix 279) 050 Rev A, 110 Rev A, 111 Rev A, 112 Rev A, 200 Rev A, 201 Rev A, 500 Rev C, 510 Rev C, 511 Rev B, 512 Rev C, 513 Rev D, 600 Rev E, 601 Rev E, 810 Rev A, Covering Letter, Design and Access Statement, Daylight and Sunlight Report

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

- 3 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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 Prior to commencement of development, full details in respect of the living roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority. The details shall include:
- i. a detailed scheme of maintenance
  - ii. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used
  - iii. full details of planting species and density

The living roofs shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies G1, CC1, CC2, CC3, D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The existing roof extension extension is proposed to be altered to facilitate an additional storey and installation of a perforated metal facade. The modern extension is not considered to be integral to the historic significance of the host dwelling nor to the character of the wider Conservation Area, thus there is no

objection to its removal.

The proposed roof extension is considered to be of an acceptable siting, scale, and height, resulting in a unique alteration that does not overwhelm the host building. At third floor level, the extension follows the architectural language of the host building but utilising modern materials. At the roof level, the extension follows the architectural language and detailing of neighbouring no.20-23 Greville Street, featuring a sloped roof with three dormers and the use of perforated brass cladding. The sloped roof and respective party walls angle away from the existing parapet and neighbouring buildings, thus reducing its visual impact. The result is a high-quality design, utilising high-quality materials that will not only preserve, but enhance the setting of the host building within the wider Conservation Area. Samples of the proposed facade materials are to be submitted and reviewed by condition.

At the rear, an external lift core is proposed giving level access to all floors of the building. By reason of its siting to the rear of the building, it would not be visible in any public views, and would not impact on the character and appearance of the streetscene or the wider Conservation Area.

The existing roof terrace will be relocated one level up and reduced in size to allow for sufficient separation and privacy between the host building and neighbouring no.20-23 Greville Street. The use of a sedum green roof is welcomed, the details of which will be secured by condition.

Given the narrow entrance to Bleeding Heart Yard from Greville Street, it is considered that a Construction Management Plan and associated Implementation Support Contribution of £4,194 and Impact Bond of £8,000 be secured by means of a Section 106 Legal Agreement. This will help ensure that the proposed development is carried out without unduly affecting neighbouring amenity or the safe and efficient operation of the local highway network.

Special regard has been attached to the desirability of preserving or enhancing the Hatton Garden 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.

Due to the location of the existing building within a primarily commercial setting, the proposed extension, external lift, and roof terrace are not considered to lead to any new impacts on neighbouring amenity with regards to daylight/sunlight, outlook, or privacy.

No responses were received following statutory consultation. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposal is in general accordance with Policies A1, A3, D1, and D2 of the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2021 and National Planning Policy Framework 2023.

- 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 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 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](http://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 attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.

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>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name and title.

Daniel Pope  
Chief Planning Officer