

Application ref: 2023/5425/P
Contact: Fast Track GG
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Date: 24 June 2024

Development Management
Regeneration and Planning
London Borough of Camden
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London
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www.camden.gov.uk/planning

Pegasus Group
21 Ganton Street
London
W1F 9BN

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
18 Vine Hill
London
EC1R 5DZ

Proposal:
Installation of a canopy above existing entrance door and associated alteration to entrance (Retrospective).

Drawing Nos: I-PL-080-01 Rev. A; I-PL-081-01 Rev. A; I-PL-082-01 Rev. B; I-PL-083-01 Rev. B; I-PL-084-01 Rev. B; Cover Letter including planning and heritage assessments dated 20th December 2023 (x 9 pages).

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 shall be carried out in accordance with the following approved plans: I-PL-080-01 Rev. A; I-PL-081-01 Rev. A; I-PL-082-01 Rev. B; I-PL-083-01 Rev. B; I-PL-084-01 Rev. B; Cover Letter including planning and heritage assessments dated 20th December 2023 (x 9 pages).

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

Informative(s):

1 Reasons for granting permission:

The application relates to a building that was given planning permission on 2nd January 2020 for the erection of an 8-storey building comprising a hotel with ancillary ground floor restaurant/café facilities and 9 flats (2018/6016/P). It is within the Hatton Garden Conservation Area.

The site comprises the Ragged School building. The proposal is for the installation of a canopy above the existing entrance door and associated alteration to entrance. The proposal appears to be retrospective.

A non-material amendment was granted on 17th July 2023 (2022/5115/P) for changes to door and window details.

The entrance door is made of PPC aluminium and is an automatic sliding door. The proportions of the door are slightly different to the one that was granted previously as a non-material amendment. However, this is a modern intervention within the building which clearly distinguishes it from its history. The simplify design would ensure the proposal doesn't detract from the architecture features of the building. It is therefore considered acceptable.

The canopy (also made of PPC aluminium) is to be affixed to both sides of the entrance door and of a dark muted finish.

Overall therefore, the proposals are considered to be sympathetic to and in keeping with the existing appearance of the host property in terms of the design, locations, proportions and materials, and would preserve the character and appearance of the building and Hatton Garden Conservation Area in which it is located, and as such, is acceptable.

Due to the nature of the proposed works they are not considered to result in harm to the amenity of neighbouring occupants.

The site's planning and appeals history has been taken into account when coming to this decision. An objection has been received from a local resident following statutory consultation and this has been addressed separately under consultation summary.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Bloomsbury Conservation Area, under s.72 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 A1, CC1, D1 and D2 of the Camden Local Plan 2017, the London Plan 2021 and the 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 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>.

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



Daniel Pope
Chief Planning Officer