

Application ref: 2024/2470/P
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Date: 7 August 2024

Development Management
Regeneration and Planning
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planning@camden.gov.uk
www.camden.gov.uk/planning

Bidwells LLP
Seacourt Tower
West Way
Oxford
OX2 2JJ
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
3 Hatton Wall
London
Camden
EC1N 8HX

Proposal:

Alteration of rear roof of living accommodation at second floor, namely the infill of pitched roof to increase internal room height.

Drawing Nos: 1975 S 01, 1975 S 02, 1975 P 01, Covering Letter (dated 12th June 2024), Design and Access Statement (dated 12th June 2024).

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:

1975 S 01, 1975 S 02, 1975 P 01, Covering Letter (dated 12th June 2024), Design and Access Statement (dated 12th June 2024)

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

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

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.

Informative(s):

- 1 Reasons for granting permission:

The proposal is for the alteration of the rear roof of living accommodation at second floor, namely the infill of pitched roof to increase internal room height.

The site comprises a three storey building comprising a public house at ground floor and residential uses above. The site is located in the Hatton Garden Conservation Area but is not listed. The Hatton Garden Conservation Area Appraisal 2017 notes that the site is a positive contributor to the Conservation Area.

The pitched roof at the rear is to be infilled with brick to match the existing material. The brickwork infill would be visible from the rear of the site, from Hatton Place, but not from the main frontage of the building along Hatton Wall. The proposed brick build up is considered to be appropriate in design terms on the basis it would match the existing.

It is considered that the proposed works are sympathetic to the host building and would not harm its character or the broader conservation area. The proposed alterations would be in keeping with the existing pattern of roofs visible at the rear of the site. There is an established precedent for varied roof forms and alterations at the rear, particularly flat roofs which are a common feature. It is therefore considered that the works would not create any imbalance.

The proposal would preserve the character and appearance of the conservation area overall. The council has had special regard to the desirability of preserving the character and appearance of the Conservation Area.

The proposal is not considered to cause any adverse impacts on neighbouring residential amenity. The flank windows at no 5-13 Hatton Wall are unlikely to be adversely affected in terms of loss of daylight, sunlight and outlook given the minor scale of the works and the site's orientation.

No objections have been received prior to making this decision. The planning

history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, 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 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

A handwritten signature in black ink, appearing to read 'DPope', written in a cursive style.

Daniel Pope
Chief Planning Officer