

Application ref: 2022/2826/P
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Date: 11 September 2024

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

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planning@camden.gov.uk
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C/O UPP Architects and Town Planner
Atrium
The Stables Market, Chalk Farm Road
London
NW1 8AH

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:
18 Greville Street
London
EC1N 8SQ

Proposal:

Erection of a 4 storey rear extension and a roof extension with front dormer to create additional jewellery workshop space

Drawing Nos: 18 GV-A-01-001; 18 GV-A-01-002; 18 GV-A-02-101; 18 GV-A-02-102; 18 GV-A-03-001; 18 GV-A-03-002; 18 GV-A-03-003; 18 GV-A-03-004; 18 GV-A-03-005; 18 GV-A-03-006; 18 GV-A-05-001; 18 GV-A-05-002; 18 GV-A-06-001; 18 GV-A-06-002; 18 GV-A-06-003; 18 GV-A-06-004; 18 GV-A-02-001; 18 GV-A-02-002; 18 GV-A-02-003; 18 GV-A-03-101; 18 GV-A-03-102; 18 GV-A-03-103; 18 GV-A-03-104; 18 GV-A-03-105; 18 GV-A-03-106; 18 GV-A-05-101; 18 GV-A-06-101; 18 GV-A-06-102; 18 GV-A-06-103 and Daylight and Sunlight Assessment for Planning dated June 2022 by T16 Design Ltd.

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:

18 GV-A-01-001; 18 GV-A-01-002; 18 GV-A-02-101; 18 GV-A-02-102; 18 GV-A-03-001; 18 GV-A-03-002; 18 GV-A-03-003; 18 GV-A-03-004; 18 GV-A-03-005; 18 GV-A-03-006; 18 GV-A-05-001; 18 GV-A-05-002; 18 GV-A-06-001; 18 GV-A-06-002; 18 GV-A-06-003; 18 GV-A-06-004;
18 GV-A-02-001; 18 GV-A-02-002; 18 GV-A-02-003; 18 GV-A-03-101; 18 GV-A-03-102; 18 GV-A-03-103; 18 GV-A-03-104; 18 GV-A-03-105; 18 GV-A-03-106; 18 GV-A-05-101; 18 GV-A-06-101; 18 GV-A-06-102; 18 GV-A-06-103 and Daylight and Sunlight Assessment for Planning dated June 2022 by T16 Design Ltd.

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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 Notwithstanding the plans hereby approved, prior to occupation of the extensions, the proposed rear windows above ground floor shall be obscure glazed and non-openable below 1.7m and shall be permanently retained as such thereafter.

Reason: In order to prevent any overlooking of the neighbouring occupiers in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The proposal will erect a 4 storey rear extension and a roof extension with front dormer to create additional jewellery workshop space (43sqm). Views of the rear extension would be limited and the roof extension would be visible in both long and short views. The previously refused application (reference 2021/4294/P, dated 11/01/2022) was for a 5 storey rear extension including roof extension and oversized front dormer. The extension at ground floor included two small rear extensions, at first floor it measured 4m deep max by 3.5m wide at first floor and 3.5m wide and 3.1m deep at 2nd-4th floor. The current proposal includes a smaller scale dormer and rear extensions. It remains the same size at ground floor. At 1st and 2nd floor it measures 3.5m wide by 2.8m deep and this reduces to 2.9m wide and 2.14m deep at 3rd and

4th floor. The rear extension is also one storey shorter.

The roof extension and dormer are proportionate on the host property and do not appear dominant within the streetscene, the dormer reflects the style and character of its neighbours. The incorporation of a sloping roof transitioning onto the proposed rear extension helps it appear subordinate and is similar to the approved application ref. 2008/4107/P (at the same building). The materials will match the existing including timber sash windows which are acceptable. It is considered that the combined extensions in terms of their detailed design, scale and siting are appropriate. The development would not harm the character and appearance of the host property or Hatton Garden Conservation Area.

A daylight and sunlight report has been provided which examines no.17 Greville Street which contains 8 flats including 4 which have windows onto the lightwell. The smaller side windows in the corner of the lightwell serve the stairwell which is a non-habitable space and the remaining larger windows serve habitable rooms. All habitable windows would comply with BRE guidelines. It is considered that the reduction in depth across floors would address the previous concern about a sense of enclosure.

As with the ref. 2008/4107/P approval a condition is attached ensuring all rear windows are obscurely glazed to protect the privacy of the residential properties at No.17 Greville Street and the commercial unit at No. 1 Bleeding Heart Yard. They would also be secured as non-openable to protect the privacy of the commercial unit at No. 1 Bleeding Heart Yard.

A S106 legal agreement will secure a Construction Management Plan, its associated implementation support contribution and a Construction Impact Bond. The Council's transport team raised no objection subject to these being secured.

It is considered that the design, amenity and transport reasons for refusal outlined in the previous application ref. 2021/4294/P have been addressed.

The increase in additional jewellery workshop space is welcomed in line with policies E1 and E2 that seek to promote and protect the jewellery sector in Hatton Garden.

No objections were received during the course of this application. The site history has also been considered.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the 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.

As such, the proposal is in general accordance with policies A1, E1, E2, D1, D2, T1, T2 and T4 of the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2021 and National Planning Policy Framework 2021.

- 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.

- 5 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.

Daniel Pope
Chief Planning Officer