

Application ref: 2024/3872/P  
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Date: 26 February 2025

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

Phone: 020 7974 4444

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Emrys Architects  
CAP House  
9-12 Long Lane  
London  
EC1A 9HA

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**New House**  
**67-68 Hatton Garden**  
**London**  
**EC1N 8JY**

Proposal:

Demolition of the existing lift shaft and 4-person lift car and installation of an 8-person lift car, minor extension to the lift lobby at Seventh Floor Level and installation of a grilled platform at roofscape to provide access to upper roof level.

Drawing Nos:

2413-EMR-ZZ-ZZ-AP-A-04101 REVPL01; 2413-EMR-ZZ-ZZ-AP-A-04102 REVPL01;  
2413-EMR-ZZ-ZZ-AP-A-04103 REVPL01; 2413-EMR-ZZ-ZZ-AP-A-04104 REVPL01;  
2413-EMR-ZZ-07-AP-A-02109 REVPL01; 2413-EMR-ZZ-B1-AP-A-02101 REVPL01;  
2413-EMR-ZZ-RL-AP-A-01101 REVPL01; 2413-EMR-ZZ-ZZ-AP-A-00116 REVPL01;  
2413-EMR-ZZ-ZZ-AP-A-00114 REVPL01; 2413-EMR-ZZ-ZZ-AP-A-00113 REVPL01;  
2413-EMR-ZZ-ZZ-AP-A-00111 REVPL01; 2413-EMR-ZZ-RL-AP-A-00110 REVPL01;  
2413-EMR-ZZ-07-AP-A-00109 REVPL01; 2314-RP-0001 and Planning Portal site location plan.

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:

2413-EMR-ZZ-ZZ-AP-A-04101 REVPL01; 2413-EMR-ZZ-ZZ-AP-A-04102 REVPL01; 2413-EMR-ZZ-ZZ-AP-A-04103 REVPL01; 2413-EMR-ZZ-ZZ-AP-A-04104 REVPL01; 2413-EMR-ZZ-07-AP-A-02109 REVPL01; 2413-EMR-ZZ-B1-AP-A-02101 REVPL01; 2413-EMR-ZZ-RL-AP-A-01101 REVPL01; 2413-EMR-ZZ-ZZ-AP-A-00116 REVPL01; 2413-EMR-ZZ-ZZ-AP-A-00114 REVPL01; 2413-EMR-ZZ-ZZ-AP-A-00113 REVPL01; 2413-EMR-ZZ-ZZ-AP-A-00111 REVPL01; 2413-EMR-ZZ-RL-AP-A-00110 REVPL01; 2413-EMR-ZZ-07-AP-A-00109 REVPL01; 2314-RP-0001 and Planning Portal site location plan.

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 The proposed access walkways on the roof hereby approved shall be used for maintenance purposes only and shall not be accessed for any ancillary use associated with the uses taking place within the building.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policies A1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The proposal is for the replacement of the existing lift-shaft at the rear of the building and would result in the existing 4-person lift car being demolished to be replaced with a new 8-person lift car. A new extension is proposed on the seventh floor for an enlarged lift lobby and the installation of a grilled platform at roof level to provide access to upper roof level. It should also be noted that the new lift will serve the seventh floor, whereas the existing lift currently terminates on the sixth floor. The works would involve the relocation of the roof access ladder alongside a new grilled-platform and minor alterations to the roof parapet.

The proposed lift-shaft would be located in a similar location to the existing. Whilst the extension would occupy a larger footprint within the existing lightwell the increase in massing would not have an impact on the existing fenestration as all the windows would be retained. Moreover, the proposed works would also improve on the thermal efficiency of the building envelope and improve access to and from the building by creating a new lift platform on the seventh floor.

The proposed roof structure is considered to be a subordinate addition to the host building. Although the structure would be slightly taller than the main roof structure, it is largely shielded from view from the surrounding area as they are set back from the building edge resulting in the replacement roof access structures not being prominent from the public domain. The proposed design would remain similar to the existing roof structure and would be constructed in brown, timber textured cement board to match the reddish-brown brick of the building.

The proposed grill platforms, metal balustrade, and roof access ladder are small in scope and scale and will not unduly impact the character of the host building nor that of the wider Conservation Area.

Overall, it is considered that the proposed works will leave the appearance of the host building largely unchanged. The deeper upper level will be reduced in depth so that the proposed lift structure will be largely screened from Hatton Garden by the southern flank wall of the application building. Therefore the character and appearance of the Conservation Area would be preserved.

Special regard has been attached to the desirability of preserving or enhancing the character or appearance of 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.

Given the scale and scope of the proposed works, they are not considered to unduly impact the amenity of any neighbouring residential occupier.

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 2024.

- 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](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.

- 5 Biodiversity Net Gain (BNG) Informative (1/2):

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 ("1990 Act") is that planning permission granted in England is subject to the condition ("the biodiversity gain condition") that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The local planning authority (LPA) that would approve any Biodiversity Gain Plan (BGP) (if required) is London Borough of Camden.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are summarised below, but you should check the legislation yourself and ensure you meet the statutory requirements.

Based on the information available this permission will not require the approval of a Biodiversity Gain Plan before development is begun due to the proposal being 25sqm of onsite habitat that has biodiversity value greater than zero and less than 5m in length of onsite linear habits.

++ Summary of transitional arrangements and exemptions for biodiversity gain condition.

The following are provided for information and may not apply to this permission:

1. The planning application was made before 12 February 2024.
2. The planning permission is retrospective.
3. The planning permission was granted under section 73 of the Town and Country Planning Act 1990 and the original (parent) planning permission was made or granted before 12 February 2024.
4. The permission is exempt because of one or more of the reasons below:
  - It is not "major development" and the application was made or granted before 2 April 2024, or planning permission is granted under section 73 and the original (parent) permission was made or granted before 2 April 2024.
  - It is below the de minimis threshold (because it does not impact an onsite priority habitat AND impacts less than 25 square metres of onsite habitat with biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat).
  - The application is a Householder Application.
  - It is for development of a 'Biodiversity Gain Site'.
  - It is Self and Custom Build Development (for no more than 9 dwellings on a site no larger than 0.5 hectares and consists exclusively of dwellings which are Self-Build or Custom Housebuilding).
  - It forms part of, or is ancillary to, the high-speed railway transport network (High Speed 2).

## 6 Biodiversity Net Gain (BNG) Informative (2/2):

### + Irreplaceable habitat:

If the onsite habitat includes Irreplaceable Habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements. In addition to information about minimising adverse impacts on the habitat, the BGP must include information on compensation for any impact on the biodiversity of the irreplaceable habitat. The LPA can only approve a BGP if satisfied that the impact on the irreplaceable habitat is minimised and appropriate arrangements have been made for compensating for any impact which do not include the use of biodiversity credits.

++ The effect of section 73(2D) of the Town and Country Planning Act 1990  
If planning permission is granted under section 73, and a BGP was approved in relation to the previous planning permission ("the earlier BGP"), the earlier BGP may be regarded as approved for the purpose of discharging the biodiversity gain condition on this permission. It will be regarded as approved if the conditions attached (and so the permission granted) do not affect both the post-development value of the onsite habitat and any arrangements made to compensate irreplaceable habitat as specified in the earlier BGP.

### ++ Phased development

In the case of phased development, the BGP will be required to be submitted to and approved by the LPA before development can begin (the overall plan), and before each phase of development can begin (phase plans). The modifications in respect of the biodiversity gain condition in phased development are set out in Part 2 of the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

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 written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer