

Application ref: 2024/1955/P
Contact: Fast Track GG
Tel: 020 7974
Email:
Date: 6 March 2025

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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Keystone Planning Limited
International House
36-38 Cornhill
London
EC3V 3NG

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

Offices And Premises At Ground And 1st Floor
Plouviez House
19-20 Hatton Place
London
EC1N 8RU

Proposal:

Reinstatement of entrance door at ground floor and removal of 2no. on-street car parking spaces.

Drawing Nos: Site Location Plan; 01-A1 Revision 004; SD002-200; Render Details drawing; Planning Statement dated May 2024 (x 15 pages); Appendices A-C (x 12 pages); Covering Letter dated 16th May 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: Site Location Plan; 01-A1 Revision 004; SD002-200; Render Details drawing; Planning Statement dated May 2024 (x 15 pages); Appendices A-C (x 12 pages); Covering Letter dated 16th May 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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

Hatton Place is described in the Hatton Garden Conservation Area Appraisal adopted in September 2017 as a "notable characteristic of the seventeenth century street pattern" and a yard "behind the main thoroughfares". This yard (Hatton Place) and Bleeding Heart Yard "were originally used for stables, but in the eighteenth and nineteenth centuries were appropriated for industrial uses. They add an interesting dimension to the historic townscape."

It is proposed to reinstate an entrance door at ground level and remove two on-street car parking spaces.

Revisions were received following feedback from officers regarding the entrance door. The building and street have a strong industrial character and officers didn't consider that the original designs were in keeping with the character of the building.

The revised proposed solid door would replicate the pattern of the existing recessed door without the glazing. As per the existing door, there would be a side panel on the side of the door in order to meet access for wheelchair users and differently abled customer' requirements.

The inward opening door would all be painted in a mid-grey finish to match the existing door with panels and bars arranged as per existing door.

The removal of the two car parking spaces is supported by our Transport and Highways Teams providing that they are reprovisioned elsewhere in the vicinity. This along with a fee to cover the costs of relocation is secured by a Section 106 Legal Agreement.

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 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 [ERR] 2013.

As such, the proposal is in general accordance with policies A1, CC1, D1, D2 and T2 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.

- 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 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



Daniel Pope
Chief Planning Officer