

Mr Tivian Mendes
2 Dyers Buildings
London
EC1N 2JT

Application Ref: **2012/5720/P**
Please ask for: **Hugh Miller**
Telephone: 020 7974 **2624**

9 January 2013

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) Order 2010
Town and Country Planning (Applications) Regulations 1988

Full Planning Permission Granted

Address:
New House
67 Hatton Garden
London
EC1N 8JY

Proposal:
Change of use of lower ground floor from office (class B1) to a jewellery tuition/training centre (class D1)
Drawing Nos: Location plan; Existing basement and ground floors; Proposed basement and ground floors.

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 Notwithstanding the provisions of Class D1 of the Schedule of the Town and Country Planning (Use Classes) Order, 1987, or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order, the premises shall not be used for any other purpose than a jewellery tuition /training centre unless agreed in writing by the Local Planning Authority.

Reason: To ensure that the future occupation of the building is linked to the jewellery sector and does not impact adversely on the amenities of the immediate area by reasons of noise and disturbance in accordance with policies CS8 and CS9 of the London Borough of Camden Local Development Framework Core Strategy and policies DP13 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans [Location plan; Existing basement and ground floors; Proposed basement and ground floors.]

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

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which 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, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 2 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 are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 3 Reasons for granting permission.

The proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policies CS5 (Managing the impact of growth and development); CS8 (Providing a successful and inclusive Camden Economy); CS9 (Achieving a successful Central London); CS10 (Supporting community facilities and services); CS11(Promoting

sustainable and efficient travel); and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policies DP13 (Employment premises and sites); DP15 (Community and leisure uses); DP17 (Walking, cycling and public transport); DP18 (Parking standards and the availability of car parking); DP26 (Managing the impact of development on occupiers and neighbours). For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officer report.

- 4 The applicant has largely demonstrated that the basement is not suitable for continued business floorspace use, partly as a result of marketing information and the availability of alternative more suitable floorspace elsewhere in the immediate area. Furthermore, as the proposal has a clear tangible link with the jewellery sector it is considered expedient in this instance not to secure a financial contribution payment in lieu of jewellery workshop floorspace via s106 legal agreement as would normally be required to address policies CS8 and DP13.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

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