

Mr Chris Gwilliam
Ideal Planning and Design Ltd
Hyde Park House
5 Manfred Street
London
SW15 2RS

Application Ref: **2012/2327/P**
Please ask for: **Hugh Miller**
Telephone: 020 7974 **2624**

22 October 2012

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 Subject to a Section 106 Legal Agreement

Address:
36 - 38 Diamond House
Hatton Garden
London
EC1N 8EB

Proposal:
Change of use of lower ground floor from office use (Class B1) to Pilates studio (Class D2).
Drawing Nos: Location Plan; 902.200; 902.201.

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 D2 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 as a place of worship unless agreed in writing by the Local Planning Authority.

Reason: To ensure that the future occupation of the building does not adversely affect the immediate area by reason of noise and disturbance in accordance with policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 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; 902. 200; 902.201.]

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

- 4 The use hereby permitted shall not be carried out outside the following times: 06:00 - 21:00 Mondays to Friday; 08:00 - 18:00 Saturdays; and 09:00 - 18:00 Sundays. It shall not be carried out at any time on Bank Holidays.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

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 2363).
- 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 CS1 (Distribution of growth); CS3 (Other highly accessible areas); 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); CS14 (Promoting high quality places and conserving our heritage); CS19 (Delivering and monitoring the Core Strategy) 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); DP19 (Managing the impact of parking); DP25 (Conserving Camden's heritage); DP26 (Managing the impact of development on occupiers and neighbours).

- 4 Furthermore, It is acknowledged that the proposed change of use would result in the loss of Class B1 floorspace at basement floor level. However the applicant has satisfactorily demonstrated that the basement is not suitable for continued business use, partly as a result of marketing and the availability of alternative floorspace elsewhere in the immediate area. The proposal would bring into active use this part of the building with potential to serve the local community in a highly accessible location. It is acknowledged that jewellery sector workshop space is not secured as part of a mix of uses at this part of the building, but this is considered to be impractical owing to the small scale nature of the proposals. Parts of the upper floors of the building are in active jewellery sector use and a financial contribution in lieu of direct provision is considered to be appropriate. This will fund initiatives associated with the jewellery sector in Hatton Garden and be secured via S106 Legal Agreement.

Disclaimer

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