

Hugh Morgan (ref. HWM/hc/DP1050)
DP9
100 Pall Mall
LONDON
SW1Y 5NQ

Application Ref: **2008/1886/P**
Please ask for: **Sara Whelan**
Telephone: 020 7974 2717

25 July 2008

Dear Sir/Madam

DECISION

Town and Country Planning Acts 1990 (as amended)
Town and Country Planning (General Development Procedure) Order 1995
Town and Country Planning (Applications) Regulations 1988

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:
18-28 Hatton Wall
London
EC1N 8JH

Proposal:

Demolition of Nos.20-24 Hatton Wall and replacement with six storey building plus basement to provide light industrial use (Class B1(c)) at basement level and ground floor level and office use (Class B1) at first floor and upper storeys; change of use, refurbishment and extension of Nos.26-28 Hatton Wall to residential use (Class C3) providing two 1-bed units and one 2-bed unit on upper floors with retained retail use (Class A1) at ground floor level, including erection of new mansard roof; and change of use of No.18 Hatton Wall from office use at ground floor reception level (Class B1) to retail use (Class A1); and associated works.

Drawing Nos: Site Location Plan PL(00)002; PL(03)000; PL(03)001; PL(03)001; PL(03)003; PL(03)004; PL(03)099; PL(04)001; PL(04)002; PL(05)001; PL(05)002; PL(05)003; PL(05)004; PL(03)100; PL(03)101 Rev 01; PL(03)102; PL(03)103; PL(03)104; PL(03)105; PL(03)106; PL(03)199; PL(04)101; PL(04)102; PL(05)101; PL(05)102; PL(05)103; PL(05)104; PL(05)110; PL(05)201; PL(05)202; PL(05)203; PL(05)204; Lifetime Homes Standards; PL(05)001; 002; 003; 004; 101; 102; 103; 104; 110; Planning Statement; Report on Energy Strategy; Bream Offices Assessment; Archaeological Desk



Based Assessment; BRE Daylight / Sunlighting Report March 2008; Acoustic Report; Sustainability Statement; PPG15 Statement of Heritage Issues; Transport Statement Final Report.

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 A sample panel of the facing brickwork demonstrating the brick type, face bond and pointing to be built and retained on site shall be provided on site and approved by the Council before the relevant parts of the works are commenced and the development shall be carried out in accordance with the approval given. The sample panel shall be retained on site until the work has been completed.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies S1/ S2, B1 and B7 of the London Borough of Camden Replacement Unitary Development Plan 2006

- 3 Before the development commences, details of the proposed cycle storage area for 22 cycles shall be submitted to and approved by the Council. The approved facility will be designed to the Council's cycle parking design specifications and shall thereafter be provided in its entirety prior to the first occupation of any of the new units, and thereafter permanently maintained and retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T3 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 4 No development shall take place until:

- a) The applicant has submitted a programme of ground investigation for the presence of soil and groundwater contamination and landfill gas for approval by the Council;
- b) The investigation has been carried out in accordance with the approved details and the results remediation measures (if necessary) have been submitted to and approved by the Council and
- c) All approved remediation measures shall be implemented strictly in accordance with the approved details and a verification report shall be submitted and approved by the Council.

Reason: To protect future occupiers of the development from the possible presence of ground contamination arising in connection with the previous

industrial/storage use of the site in accordance with policy SD10B of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 5 Before the development commences, details of the location, design and method of waste storage and removal (including recycled materials) shall be submitted to and approved by the Council and the approved facility shall therefore be provided prior to the first occupation of any of the new units and permanently maintained and retained thereafter.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies SD6, SD7B, SD8, and SD12 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 6 Before the development commences, details of the proposed ground source heat pump shall be submitted to and approved by the Council. The approved facility shall thereafter be provided in its entirety prior to the first occupation of any of the new units, and permanently maintained and retained thereafter.

Reason: To ensure the development provides adequate on-site renewable energy facilities in accordance with the requirements of Policy SD9 of the London Borough of Camden Replacement Unitary Development Plan 2006.

Informative(s):

- 1 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 Environmental Health Service, Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 2090 or by email env.health@camden.gov.uk or on the website www.camden.gov.uk/pollution) 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.
- 2 Please note that all developments on potentially contaminated land should be undertaken in accordance with Planning Policy Statement 23: Planning and Pollution Control (specifically annex II, development on land affected by contamination). Please do not hesitate to contact the Council's Environmental Health Team if you have any queries.
- 3 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).

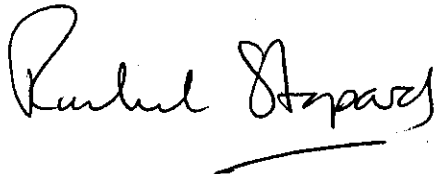
- 4 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted.
- 5 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 6 Reasons for granting permission.

The proposed development is in general accordance with the policy requirements of the London Borough of Camden Replacement Unitary Development Plan 2006, with particular regard to policies S1/S2, S13/S14, SD1, SD2, SD3, SD6, SD7, SD8, SD9, SD10, H1, H7, H8, B1, B3, B7, N4, N5, T1, T3, T8, T9, Y12, E10, E2 and E3. For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.

- 7 For further information on the potential relocation of existing business within the site to Arundel House, 36-43 Kirby Street, please contact the Councils Jewellery Sector Regeneration Manager on 0207 974 8126.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully



Rachel Stopard
Director of Culture & Environment

It's easy to make, pay for, track and comment on planning applications on line. Just go to www.camden.gov.uk/planning.