

Marldon
FAO. Simon Smith
3 Scout Lane
LONDON
SW4 0LA

Application Ref: **2007/1145/P**
Please ask for: **Alex Bushell**
Telephone: 020 7974 **2661**

30 May 2007

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

Address:

**54 Hatton Garden
London
EC1N 8HN**

Proposal:

The amendment of the planning permission ref: PSX0204994 granted on 25th February 2004, (for the extension of the existing office building) comprising design changes to the roof and front elevation, the installation of a new shopfront and the installation of roof plant with acoustic screen.

Drawing Nos: Site Location Plan, PP01D, PP02D, PP03C, PP04D, Detail Sheets Numbers One, Two, and Three, and Bird Acoustics Report Ref BA1250, dated 14/12/2006.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 Notwithstanding the details shown on drawings described as 'Detail Sheet 2 and 3', the moulding detail for the doors and stall riser to the new shopfront shall be submitted to and approved in writing before the shopfront is constructed and



installed. Thereafter the shopfront shall be designed, installed and maintained in precise accordance with the approved details.

Reason: To ensure the new shopfront is of a suitable design and standard to ensure that the development preserves the character and appearance of the Conservation Area in compliance with policies B1, B3, B4 and B7 of the London Borough of Camden Unitary Development Plan 2006.

- 2 Prior to the design and installation of the powder coated windows on the rear elevation, precise details including samples and large scale section drawings shall be submitted to show the form of the window frames, glazing bars and depth of reveals shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the windows shall be designed, installed and maintained in precise accordance with the approved details.

Reason: To ensure the new rear windows are of a suitable design and standard to ensure that the development preserves the character and appearance of the Conservation Area in compliance with policies B1, B3, B4 and B7 of the London Borough of Camden Unitary Development Plan 2006.

- 3 The external air conditioning plant hereby permitted shall not be used until such time as the sound attenuation screen has been installed in accordance with the details shown on the approved drawings and the specification set out in Noise report ref BA1250, dated 14/12/2006. Under no circumstances shall the plant be used without the agreed noise attenuation.

Reason: to ensure that the plant associated with the development operates with the Council's Noise Levels and does not cause noise nuisance to adjoining occupiers in compliance with policies SD6, SD7, SD8 and Appendix One of the London Borough of Camden Unitary Development Plan 2006.

- 4 Automatic time clocks shall be fitted to the equipment/machinery hereby approved, prior to commencement of the use of the units, to ensure that the plant/equipment does not operate between 1800hrs and 0800hrs daily. The timer equipment shall be properly maintained and retained permanently thereafter.

Reason:- To safeguard the amenities of the adjoining property in accordance with the requirements of policies SD6, SD7B, SD8, and Appendix 1 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 5 Noise levels at a point 1 metre external to sensitive facades shall be at least 5dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment are in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 10dB(A) below the LA90, expressed in dB(A).

Reason:- To safeguard the amenities of the adjoining property in accordance with the requirements of policies SD6, SD7B, SD8, and Appendix 1 of the London

Borough of Camden Replacement Unitary Development Plan 2006.

Informative(s):

1 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 SD1, SD6, SD7, SD8, SD9, B1, B2, B3, B4, B7, N4, N5, T1, T3. For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.

2 The applicant is advised that this planning permission should be viewed in conjunction with planning permission reference PSX0204994. For purposes of clarity, the permission and associated conditions the subject of this notice supersede the requirements of conditions 2, 3 and 4 of the previous permission assuming that the development is implemented with the agreed amendments.

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 6941).

4 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.

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