

Ms Helen Rodger  
Turley  
The Charlotte Building  
17 Gresse Street  
London  
W1T 1QL

Application Ref: **2014/7438/P**  
Please ask for: **Rachel English**  
Telephone: 020 7974 **1343**

23 March 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted Subject to a Section 106 Legal Agreement**

Address:  
**14 Hatton Wall**  
**London**  
**EC1N 8JH**

Proposal:

Change of use of part ground floor, first, and second floors from commercial to provide two residential units (1x1-bed and 1x2-bed), erection of single storey roof extension, roof terrace, replacement shopfront and alterations to front and rear elevation.

Drawing Nos: Site location plan, (400\_) 012, 013, 014, 015, 016, 021, 022, 031, 032, 033, 102revA, 103revA, 104revA, 105revA, 106revA, 107revA, 201revB, 202revB, 301revB, 302revB, 303revB, 401revA.

Supporting documents

Jarvis Keller Stephens letter dated 6th June 2014, Lifetime Homes Statement dated 19th November 2014, Planning and Heritage Statement prepared by Turley dated 1st December 2014, Design and Access Statement dated 19th November 2014, BLDA Consultancy Sunlight and Daylight Report dated 12th November 2014, Cover letter prepared by Turley dated 1st December 2014

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 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 policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP25 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:

Site location plan, (400\_) 012, 013, 014, 015, 016, 021, 022, 031, 032, 033, 102revA, 103revA, 104revA, 105revA, 106revA, 107revA, 201revB, 202revB, 301revB, 302revB, 303revB, 401revA.

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

- 4 The lifetime homes features and facilities, as indicated on the drawings and documents hereby approved shall be provided in their entirety prior to the first occupation of any of the new residential units.

Reason: To ensure that the internal layout of the building provides flexibility for the accessibility of future occupiers and their changing needs over time, in accordance with the requirements of policy CS6 of the London Borough of Camden Local Development Framework Core Strategy and policy DP6 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reason for granting:

The proposed change of use of the part ground, first and second floors from light

industrial (B1c) to 2 x bed residential unit (C3) is considered appropriate in landuse terms. The applicant has appropriately demonstrated, through marketing evidence, that the site has been vacant without serious interest from prospective buyers for at least 2 years. The additional residential units will assist the Council in meeting the strategic housing target for the Borough. The proposed residential flats are of appropriate sizes and will benefit from adequate levels of daylight, outlook and natural ventilation. The new residential units will be secured as car-free through a S106 agreement to encourage car free lifestyles and reduce impact on the highway network.

Following Officer's advice, the height of the proposed roof extension has been reduced and the design of the front dormer window revised which ensures the extension will be subordinate in its scale and location to the host building. It will be set back from the front building line and be at the same height as the roof extension at 58G Hatton Garden. The design of the extension is contemporary however it conforms with the Council's guidance for mansard roof extensions as set out in CPG 1 (Design). The proposed changes to the shopfront will introduce a stallriser and is an appropriate design for the host building.

The proposed roof extension and external alterations, owing to their design and location will not harm neighbour amenity in terms of daylight, sunlight or outlook neither would the proposed roof terraces result in any unacceptable overlooking.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

The planning history (including appeal history) of the site has been taken into account when coming to this decision. No objections have been received.

As such, the proposed development is in general accordance with policies CS1, CS5, CS6, CS7, CS8, CS9, CS11, CS14, CS19 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP2, DP5, DP6, DP13, DP16, DP17, DP18, DP24, DP25, DP26, DP29 and DP30 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 3.3, 3.4, 3.5, 6.3, 6.11, 6.13, 7.2, 7.4, 7.6 and 7.8 of the London Plan 2011; and paragraphs 14, 17, 39, 49, 56-64, 126-138 and 140 of the National Planning Policy Framework.

- 2 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).
- 3 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.

- 4 The Mayor of London introduced a Community Infrastructure Levy (CIL) to help pay for Crossrail on 1st April 2012. Any permission granted after this time which adds more than 100sqm of new floorspace or a new dwelling will need to pay this CIL. It will be collected by Camden on behalf of the Mayor of London. Camden will be sending out liability notices setting out how much CIL will need to be paid if an affected planning application is implemented and who will be liable.

The proposed charge in Camden will be £50 per sqm on all uses except affordable housing, education, healthcare, and development by charities for their charitable purposes. You will be expected to advise us when planning permissions are implemented. Please use the forms at the link below to advise who will be paying the CIL and when the development is to commence. You can also access forms to allow you to provide us with more information which can be taken into account in your CIL calculation and to apply for relief from CIL.

<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

We will then issue a CIL demand notice setting out what monies needs to paid when and how to pay. Failure to notify Camden of the commencement of development will result in a surcharge of £2500 or 20% being added to the CIL payment. Other surcharges may also apply for failure to assume liability and late payment. Payments will also be subject to indexation in line with the construction costs index.

Please send CIL related documents or correspondence to [CIL@Camden.gov.uk](mailto:CIL@Camden.gov.uk)

- 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.
- 6 You are reminded that this decision only grants permission for permanent residential accommodation (Class C3). Any alternative use of the residential units for temporary accommodation, i.e. for periods of less than 90 days for tourist or short term lets etc, would constitute a material change of use and would require a further grant of planning permission.

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.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'Ed Watson', written in a cursive style.

Ed Watson  
Director of Culture & Environment