

Mr Colin Marsh
MPS Matrix Limited
19 Hatherley Road
Sidcup
Kent
DA14 4BH
United Kingdom

Application Ref: **2015/0905/P**
Please ask for: **Tessa Craig**
Telephone: 020 7974 **6750**

28 April 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
98 Hatton Garden
London
EC1N 8NX

Proposal: Change of use of basement area (Class B8 storage) to Class A1 use ancillary to the existing shop at ground, lower ground and basement level.

Drawing Nos: 98-001 Location Plan, 98-002 Demise Plan, 98-003 Proposed GA and Escape, Design and Access Statement 004, Photo 1, Photo 2, and Photo 3.

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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 The development hereby permitted shall be carried out in accordance with the



following approved plans:

98-001 Location Plan, 98-002 Demise Plan, 98-003 Proposed GA and Escape, Design and Access Statement 004, Photo 1, Photo 2, and Photo 3.

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

Informatives:

1 Reasons for granting permission:

The proposed change of use from Class B8 storage use to Class A1 shop use is considered acceptable in this location. The Class A1 use of the basement will be ancillary to the existing shop at ground, lower ground and basement level. Given the property is currently operating as a shop, it is deemed appropriate to turn the disused storage area in the basement level into Class A1 use to be occupied and operated in conjunction with the existing business.

As no external alterations are proposed and the hours of operation are not changing, it is considered that the proposed development would not unduly harm the amenity of any adjoining/nearby residential occupiers in terms of noise, loss of light, outlook, enclosure or privacy.

26 neighbours were consulted. A site notice was also displayed on 6th March 2015 and an advert was placed in the Ham and High on 12th March 2015. No objections have been received. The sites planning history and relevant appeal decisions were taken into account when coming to this decision.

Given no external alterations are proposed, the proposal is not considered harmful to the character or appearance of the host building, street scene or the Hatton Garden Conservation Area. Special regard has been attached 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.

As such, the proposed development is in general accordance with policies CS1, CS2, CS5, CS8, CS9, CS10, CS14 and CS16 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP12, DP13, DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 4.1, 4.7 and 4.8 of the London Plan March 2015, consolidated with alterations since 2011; and paragraphs 14, 17, 56 -66 and 126-141 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 Noise and Licensing Enforcement Team, 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.

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



Ed Watson
Director of Culture & Environment