

Miss Katie Smith
DP9
100 Pall Mall
London
SW1Y 5NQ

Application Ref: **2015/2445/P**
Please ask for: **Darlene Dike**
Telephone: 020 7974 **1029**

23 June 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
8a Leather Lane
London
EC1N 7RA

Proposal:

Infill extension to undercroft to provide additional retail (Class A1) floorspace and repositioned residential entrance.

Drawing Nos: Site Location Plan; P08/002 Rev P2; P08/003 Rev P2; P08/004 Rev P2; P08/005 Rev P1; Cover Letter; Design and Access Statement

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; P08/002 Rev P2; P08/003 Rev P2; P08/004 Rev P2; P08/005 Rev P1; Cover Letter; Design and Access Statement

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

The proposed infill extension would be wholly contained within the undercroft at ground floor level and so would form a subordinate addition to the host building in terms of its scale and proportions. Consisting solely of glazed panels, it would form a lightweight addition to the host building, and be in keeping with the prevalent treatment of shop frontages along Leather Lane, and so respect its setting within the Hatton Garden conservation area. By bringing the glazed frontage in line with the building line of the host building, proposals mirror the pattern of adjacent retail units, and so would also contribute positively to the rhythm and continuity of the streetscape.

Due to its location, under an existing undercroft, the proposed extension would have no impact on neighbour's amenity in terms of loss of light, outlook and privacy. By providing an improved entrance point however, no longer positioned under a dark undercroft, proposals would result in enhanced amenity for the residents of Vesage Court in terms of access.

Two objections and two comments have been received and duly taken into account prior to making this decision. The site's planning history and relevant appeal decisions were also taken into account when coming to this decision.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under section 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 details are in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25, DP26, DP29 and DP30 of the London Borough

of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4 and 7.6 of the London Plan 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 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.

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