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56 Kingsway Place  
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London  
EC1R 0LU

Application Ref: **2015/3334/P**  
Please ask for: **Kate Phillips**  
Telephone: 020 7974 **2521**

14 September 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Variation or Removal of Condition(s) Granted Subject to a Section 106 Legal Agreement**

Address:  
**16 - 16A Hatton Square  
Business Centre  
Baldwins Gardens  
London  
EC1 7RJ**

Proposal:

Variation of condition 7 (approved plans) of planning permission 2013/1086/P dated 04/06/2013 (for extensions and alterations to re provide a shop (Class A1), provide additional office space (Class B1a); workshops (Class B1c) and ancillary café), namely to allow alterations to the fenestration and openings, the relocation of the louvred access to the substation, changes to external materials, changes to the internal/external layout and other associated alterations.

Drawing Nos: 203\_A\_P\_300\_11 Rev 00; 203\_A\_P\_300\_00 Rev 02; 203\_A\_P\_300\_01 Rev 03; 203\_A\_P\_300\_02 Rev 02; 203\_A\_P\_300\_03 Rev 02; 203\_A\_P\_300\_04 Rev 02; 203\_A\_P\_300\_05 Rev 03; 203\_A\_P\_100\_00 Rev 02; 203\_A\_P\_100\_01 Rev 02; 203\_A\_P\_100\_02 Rev 03; 203\_A\_P\_100\_03 Rev 03; 203\_A\_P\_100\_04 Rev 03; 203\_A\_P\_100\_05 Rev 03; 203\_A\_P\_100\_06 Rev 02; 203\_A\_P\_100\_07 Rev 02; 203\_A\_P\_100\_08 Rev 02; 203\_A\_P\_200\_00 Rev 03; 203\_A\_P\_200\_01 Rev 02; 203\_A\_P\_200\_02 Rev 03; 203\_A\_P\_200\_03 Rev 02; 203\_A\_P\_200\_04 Rev 03; 203\_A\_P\_200\_05 Rev 03; 203\_A\_P\_200\_06 Rev 02



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

Condition(s) and Reason(s):

1 REPLACEMENT CONDITION 7

The development hereby permitted shall be carried out in accordance with the following approved plans:

203\_A\_P\_300\_11 Rev 00; 203\_A\_P\_300\_00 Rev 02; 203\_A\_P\_300\_01 Rev 03;  
203\_A\_P\_300\_02 Rev 02; 203\_A\_P\_300\_03 Rev 02; 203\_A\_P\_300\_04 Rev 02;  
203\_A\_P\_300\_05 Rev 03; 203\_A\_P\_100\_00 Rev 02; 203\_A\_P\_100\_01 Rev 02;  
203\_A\_P\_100\_02 Rev 03; 203\_A\_P\_100\_03 Rev 03; 203\_A\_P\_100\_04 Rev 03;  
203\_A\_P\_100\_05 Rev 03; 203\_A\_P\_100\_06 Rev 02; 203\_A\_P\_100\_07 Rev 02;  
203\_A\_P\_100\_08 Rev 02; 203\_A\_P\_200\_00 Rev 03; 203\_A\_P\_200\_01 Rev 02;  
203\_A\_P\_200\_02 Rev 03; 203\_A\_P\_200\_03 Rev 02; 203\_A\_P\_200\_04 Rev 03;  
203\_A\_P\_200\_05 Rev 03; 203\_A\_P\_200\_06 Rev 02.

Informative(s):

1 Reasons for granting permission

The proposal is to make a number of changes to planning permission 2013/1086/P, dated 04/06/2013.

The revisions to the window size, configuration and type on the north and west elevations of the building would be minor in scale and would not alter the overall character or appearance of the host building, or cause any increased levels of overlooking to neighbouring properties.

The changes to the fenestration at the rear (south) elevation, namely the replacement of the crittal-type windows with high-performance, double-glazed windows, are supported because although it involves the loss of the original windows, the windows are not visible in the public realm and the new windows would allow better thermal and solar performance, which is a benefit which, in this case, overrides any heritage/design concerns. Furthermore, the revisions would not cause any increased levels of overlooking to neighbouring properties.

The alterations to the fenestration in the recessed east elevation and within the internal courtyard are supported because the alterations are not significant and would not alter the overall character or appearance of the host building.

The alterations to the ground floor openings on the northern and western elevations of the building are supported because they would not significantly alter the character or appearance of the resultant building, particularly because the alterations would not affect the brickwork frame of the building. The reduction and

rationalisation of the doors serves to simplify the elevation.

The omission of the brise soleil to the second and third floor windows on the south elevation is supported because the resultant building will have a simpler façade. Similarly, enclosing the flues on the southern elevation with brickwork will improve the visual appearance of the resultant building. The relocation of the dry riser on the west elevation of the building will have no impact on the building and is therefore also supported.

The replacement of a small area of cladding with brickwork on the northern and western elevations is supported because it would not significantly alter the character or appearance of the resultant building and the mix of external building materials would still be appropriate and suitable to the wider context of the building. Similarly, the increase in the area of bio-diverse roof is supported because it adds interest to the building, whilst still retaining an appropriate mix of building external materials.

The adjustment to the solar PV equipment is supported because the equipment would not be visible and the changes would therefore have minimal impact on the character and appearance of the resultant building.

The increase in the size of the 5th floor roof terrace and the addition of another terrace on the 5th floor are also supported because these changes would not be visible in the public realm and, given their size and position, the terraces would not significantly impact on the residential amenities of neighbouring properties.

The alterations to the rooflights to serve the basement and the additional rooflights to serve the cycle store are supported because they would have limited impact on the wider building. Similarly, repositioning the lightwell stair and altering the position of the wall on the eastern elevation of the building would not significantly impact on the character or appearance of the resultant building.

The slight increase in the depth of the recessed entrance to the lobby is supported because it would not significantly impact on the character and appearance of the resultant building yet would provide visual interest and break up the elevation. Furthermore, the change would not significantly alter the amount of internal floor space within the lobby area.

- 2 Overall, the proposed changes are all considered to be acceptable such that the resultant building would still be of a high quality design that would respect the context of the surrounding area, and the proposal would preserve and enhance the character and appearance of the Hatton Garden Conservation Area.

Neighbouring occupiers were consulted on the application. One objection has been received prior to making this decision which has been duly taken into account. The application site's planning history and relevant appeal decisions were also taken into account when coming to this decision.

Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character

or appearance of the conservation area, under and s.72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

The proposed development is in general accordance with Policies CS1, CS5, CS6, CS8, CS11, CS13, CS14, CS15, CS16, CS17 and CS19 of the London Borough of Camden Local Development Framework Core Strategy, and Policies DP1, DP2, DP13, DP16, DP17, DP18, DP19, DP20, DP22, DP23, DP24, DP25, DP26, DP28, DP29, DP32 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with Policies 4.1, 4.3, 5.1, 5.2, 5.3, 5.11, 6.1, 7.4, 7.6 and 7.8 of the London Plan 2015; and the provisions of paragraphs 14, 17, 18-22, 56-66, 93-108 and 126-141 of the National Planning Policy Framework 2012.

- 3 This approval under Section 73 of the 1990 Act effectively varying the relevant condition of the previous planning permission is subject otherwise to the same terms, conditions (and obligations where applicable) as attached to the previous planning permission. This includes condition 1 providing for a 3 year time period for implementation which for the avoidance of doubt commences with the date of the original decision (and not this variation).
- 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. 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.

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