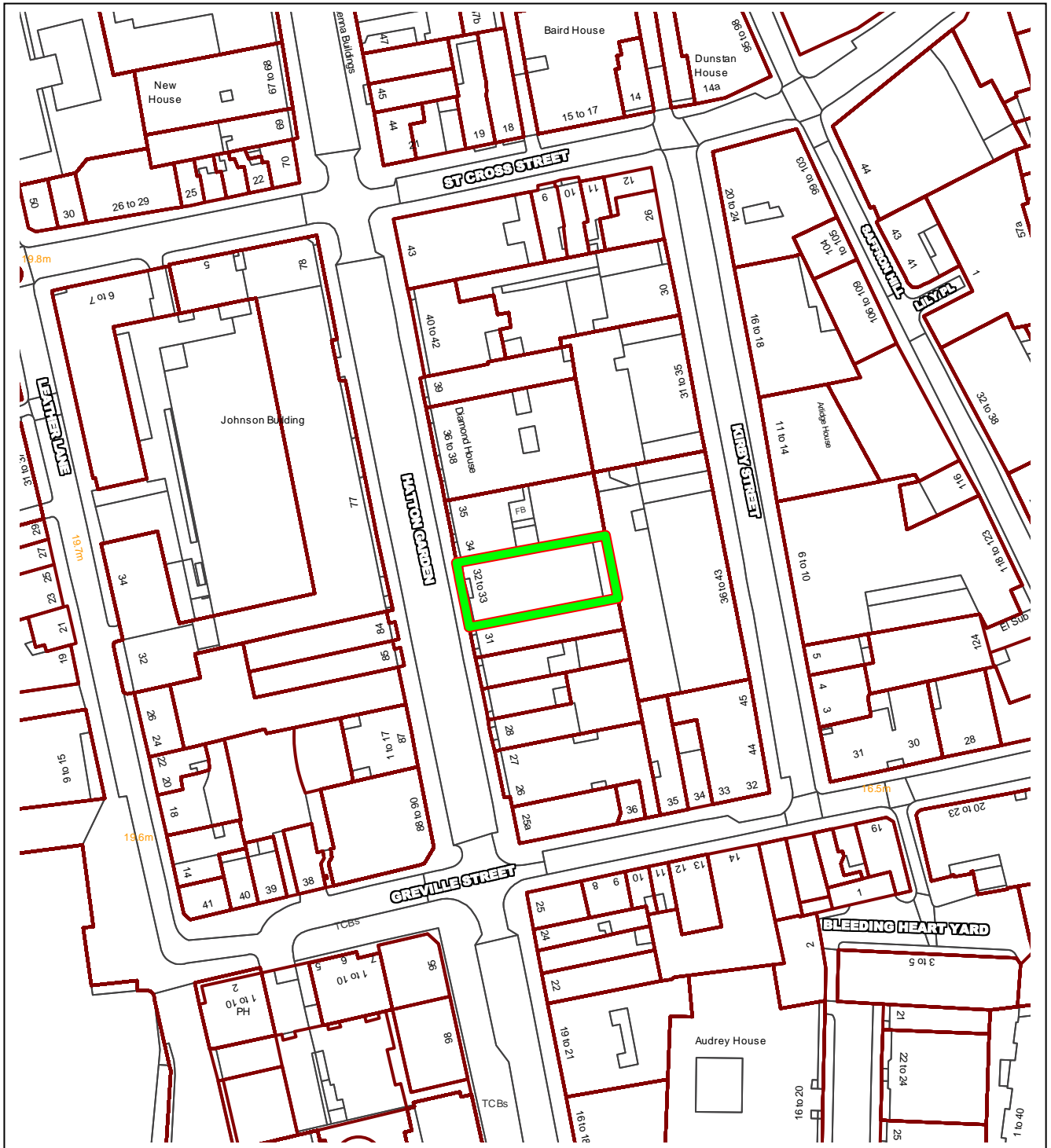


# 32-33 Hatton Garden EC1N 8DL



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# Site Photographs

Photo 1: Front elevation



Photo 2: Street frontage



Photo 3: Basement



<b>Delegated Report</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	17/11/2014
<b>(Members Briefing)</b>		N/A / attached	<b>Consultation Expiry Date:</b>	20/10/2014
<b>Officer</b>			<b>Application Number(s)</b>	
Kathryn Moran			1. 2014/0274/P 2. 2014/0275/P	
<b>Application Address</b>			<b>Drawing Numbers</b>	
32 -33 Hatton Garden London EC1N 8DL			Refer to decision notice	
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>				
<ol style="list-style-type: none"> <li>Change of use from offices (Class B1) to residential (Class C3) to provide 2 flats (2 x 2 bed) at 4th floor.</li> <li>Change of use from offices (Class B1) to residential (Class C3) to provide 2 flats (1 x studio and 1 x 2 bed) to 6th floor.</li> </ol>				
<b>Recommendation(s):</b>		<ol style="list-style-type: none"> <li>Grant conditional planning permission subject to S106 agreement</li> <li>Grant conditional planning permission subject to S106 agreement</li> </ol>		
<b>Application Type:</b>		<b>Full Planning Permission</b>		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
<b>Consultations</b>						
Adjoining Occupiers:	No. notified	<b>100</b>	No. of responses	<b>6</b>	No. of objections	<b>5</b>
Summary of consultation responses:	<p>1. 2014/0274/P</p> <p>A <b>site notice</b> was displayed from 1/10/2014 until 22/10/2014 and a <b>press notice</b> placed in the Ham and High on 2/10/2014 until 23/10/14</p> <p>228 neighbours were consulted and 1 objection was received on the following grounds:</p> <p>One objection received on the following grounds:</p> <ol style="list-style-type: none"> <li>1. Need to preserve the stock of small offices [<i>Marketing evidence has been submitted to demonstrate there is a surplus of vacant office accommodation in the area</i>].</li> <li>2. Residential development will increase pressure on parking [<i>No off street parking is proposed and the scheme will be permit free secured by s106</i>].</li> <li>3. Insufficient resources in area e.g. schools, hospitals etc. [<i>local services would be able to accommodate the increase in residents in the area</i>].</li> <li>4. Rights of new residents will impinge on activities of existing businesses [<i>residential and office/light industrial uses can co-exist. It is not considered the development will have any adverse impact on the rights of existing business occupiers</i>].</li> </ol> <p>2. 2014/0275/P</p> <p>A <b>site notice</b> was displayed from 1/10/2014 until 22/10/2014 and a <b>press notice</b> placed in the Ham and High on 2/10/2014 until 23/10/14.</p> <p>100 neighbours were consulted and 4 objections and 1 comment were received on the following grounds:</p> <ol style="list-style-type: none"> <li>5. Hatton Garden has been a historic jewellery quarter for over 200 years [<i>the scheme seeks to protect the jewellery workshop space at basement level</i>].</li> <li>6. Residential development is pushing out skilled designers and craftsmen [<i>the office space was last used for B1a purposes</i>].</li> <li>7. There is a diminishing supply of premises for jewellery manufacturing which undermines the long term future of the area and the local economy [<i>the scheme seeks to protect the jewellery workshop space at basement level</i>].</li> <li>8. Landlord offering short term leases. [<i>Marketing information confirms that leases of varying lengths were offered</i>].</li> <li>9. Landlords favour office use rather than jewellery workshops [<i>the scheme seeks to protect the jewellery workshop space at basement level</i>].</li> </ol>					

	<p>10. Development will cause noise and inconvenience for customers of local businesses [<i>nuisance during construction works would not justify refusal of this application</i>].</p> <p>[<i>officer comments shown in italics</i>].</p>
<p><b>CAAC/Local groups* comments:</b> *Please Specify</p>	<p>No response</p>

## Site Description

The application site comprises an eight-storey (basement to sixth floor) building located on the east side of Hatton Garden. The post-war building includes a mix of uses. At basement and ground floor (rear) are small retail workshop stalls in uses associated with the jewellery sector carrying out jewellery repairs, moulding, setting, engraving, designing, soldering and some sales. At ground floor (front) level there are two Class A1 retail units (The Heart of Hatton Garden Jewellery Emporium and Krystle Diamonds shop) and the entrance to the offices located at first to sixth floor level with the exception of the 5<sup>th</sup> floor which is in residential use. The applications relate to the fourth and sixth floor of the building, which are currently vacant office (Class B1a) accommodation.

The surrounding area is a mix of predominantly retail and commercial buildings, located within Hatton Garden; known as London's jewellery sector. There are also a small number of residential properties located at upper floor level of properties within Hatton Garden. The building is located within Hatton Garden Conservation Area. It is identified in the conservation area statement as a building that has a negative impact upon the character and appearance of the area.

## Relevant History

### 32-34 Hatton Garden

January 2013 - **PP Refused** – Change of use and conversion from office B1a to 6 self-contained flats including erection of two storey rear extension at second and third floor levels to provide 4x two bedroom self contained units including conversion of first floor space to provide 2x two bedroom self contained flats (2012/0088/P). Refused on 15 January 2013 for the following reason:

1. Absence of adequate marketing evidence to demonstrate the existing office use is not viable;
2. Absence of a legal agreement securing a financial contribution for the jewellery sector;
3. Two storey rear extension would be detrimental to the appearance of the building and Conservation Area;
4. The development would result in a loss of privacy, light and outlook to occupiers of 36-43 Kirby Street;
5. Development would fail to provide adequate standard of accommodation due to size of flats and failure to meet lifetime homes standards;
6. If implemented in conjunction with concurrent applications would cumulatively result in the provision of 10 or more dwellings units without affordable housing.
7. Absence of a legal agreement to secure car free development
8. Absence of a legal agreement to secure contributions to educational provision;
9. Absence of legal agreement to secure contribution towards public open space provision;
10. Absence of a legal agreement to secure construction management plan.

January 2013 - **PP Refused** - Change of use and conversion from office B1a to two self-contained flats including window alterations at front and rear elevations at 6<sup>th</sup> floor level (2012/5172/P). Refused on 15 January for the following reasons:

1. Absence of adequate marketing evidence to demonstrate the existing office use is not viable;
2. Absence of a legal agreement securing a financial contribution for the jewellery sector
3. Development would fail to provide adequate standard of accommodation due to size of flats and failure to meet lifetime homes standards;
4. Absence of a legal agreement to secure car free development;
5. If implemented in conjunction with concurrent applications would cumulatively result in the provision of 10 or more dwellings units without affordable housing;
6. Absence of legal agreement to secure contribution towards public open space provision;
7. Absence of a legal agreement to secure contributions to educational provision;

January 2013- **PP Refused** -Change of use and conversion from office B1a to two self-contained flats including window alterations at front and rear elevations at 4<sup>th</sup> floor (2012/5218/P)



1. Absence of adequate marketing evidence to demonstrate the existing office use is not viable;
2. Absence of a legal agreement securing a financial contribution for the jewellery sector;
3. Development would fail to provide adequate standard of accommodation due to size of flats and failure to meet lifetime homes standards;
4. Absence of a legal agreement to secure car free development;
5. If implemented in conjunction with concurrent applications would cumulatively result in the provision of 10 or more dwellings units without affordable housing;
6. Absence of legal agreement to secure contribution towards public open space provision;
7. Absence of a legal agreement to secure contributions to educational provision.

February 2010 – **PP Granted** - Change of use and works of conversion from office use (Class B1) to residential use (Class C3) to provide two self-contained flats on the fifth floor - Subject to Section 106 Agreement securing part of the basement (as shown on 20070101-PL01B received on 18/12/2008), as workshop/office area to be designated for the jewellery trade. The applicant has indicated a willingness to follow this approach (2008/2476/P)

#### 84 Hatton Garden

October 2012 – **PP Refused** - Change of use of first, second, third, fourth and fifth floors from vacant jewellery workshops (Class B1c) to create 5 self-contained 2-bedroom flats (Class C3) plus relocation of roof level staircase hatch (2012/4290/P). Refused for the following reasons:

1. Proposal would result in an unacceptable loss of employment floorspace capable of continued occupation by the Jewellery Industry;
2. Proposal failed to incorporate standards of sustainability;
3. Absence of a legal agreement to secure car free development;
4. Absence of a legal agreement to secure contribution for public open space;
5. Absence of a legal agreement to secure contribution educational provision.

This application was allowed at appeal on 26 September 2013 (APP/X5210/A/13/2196094) and the Inspector concluded that, following submission of adequate marketing evidence to demonstrate the existing use is not viable and no contribution towards the jewellery sector should be sought.

### **Relevant policies**

#### **National Planning Framework (2012)**

#### **The London Plan (March 2015 consolidated with alterations since 2013):**

Policy 3.3 (Increasing housing supply)

Policy 3.4 (Optimising housing potential)

#### **Local Development Framework (2010):**

#### Core Strategy

CS5 (Managing the impact of growth and development)

CS6 (Providing quality homes)

CS8 (Providing a successful and inclusive Camden Economy)

CS9 (Achieving a successful Central London)

CS10 (Supporting community facilities and services)

CS11 (Promoting sustainable and efficient travel)

CS13 (Tackling climate change through promoting higher environmental standards)

CS14 (Promoting high quality places and conserving our heritage)

CS15 (Protecting and improving our parks and open spaces and encouraging biodiversity)

CS18 (Waste and recycling)

CS19 (Delivering and monitoring the Core Strategy)

#### Development Policies



DP2 (Making full use of Camden's capacity for housing)  
DP3 (Contributions to the supply of affordable housing)  
DP5 (Housing size mix)  
DP6 (Lifetime homes and wheelchair homes)  
DP13 (Employment premises and sites)  
DP15 (Community and leisure uses)  
DP17 (Walking, cycling and public transport)  
DP18 (Parking standards and limiting the availability of car parking)  
DP19 (Managing the impact of parking)  
DP20 (Movement of goods and materials)  
DP21 (Development connecting to the highway network)  
DP22 (Promoting sustainable design and construction)  
DP24 (Securing high quality design)  
DP25 (Conserving Camden's heritage)  
DP26 (Managing the impact of development on occupiers and neighbours)

### **Camden Planning Guidance 2011**

CPG1 (Design): Section 4: Extensions, alterations and conservatories  
CPG2 (Housing): Section 4: Residential space standards, Section 5: Lifetimes Homes  
CPG3 (Sustainability): Sections 1-9  
CPG6 (Amenity): Sections 1-7 & Section 11.  
CPG7 (Transport): Sections 1-9  
CPG8 (Planning Obligations): Sections 1-11

### **Hatton Gardens Conservation Area Appraisal and Management Strategy 1999**

## **Assessment**

### **1.0 Proposal**

**1.1** Permission is sought to convert the fourth floor from offices (Class B1a) to residential (Class C3) use to provide 2 x 2 bed flats. The sixth floor is to be converted from office (Class B1) into 1 studio flat and 1 x 2 bed flat.

### **1.2 Main planning considerations**

- Land use
- Mix and standard of accommodation
- Transport issues
- Other matters

### **2.0 Land use**

**2.1** The proposed change of use involves the loss of 129m<sup>2</sup> of office (Class B1) floorspace at fourth floor level and 128m<sup>2</sup> at sixth floor level.

**2.2** Policy CS8 paragraph 8.8 indicates that the future supply of office accommodation in the borough can meet projected demand and the Council will consider proposals for alternative uses of older office premises if they involve the provision of permanent housing or a community use. However policy DP13 indicates the Council will resist a change of use to non-business use unless 'it can be demonstrated that the site is no longer suitable for business use; and there is evidence that the possibility of retention, reuse or redevelopment for similar or alternative business use has been fully explored.'

**2.3** There is a specific exception in the Hatton Garden area, where the Council will only permit the loss of office accommodation where it can be demonstrated that they have been vacant and marketed for at least two years and are replaced by a mixed use development which includes residential and

light industrial premises suitable for jewellery workshop space.

2.4 To consider the change of use to a non-business use, supporting evidence is required to verify that the floors proposed to be converted to residential flats are vacant and unsuitable for continued employment use and have been marketed as office/industrial use for a minimum 2 year period. Policy DP13 enables consideration to be given to marketing evidence in determining whether there is any likely prospect of demand to use the premises for an employment use. Further guidance as to what is expected in this regard is set out in Camden's guidance on employment - CPG5 (para 6.18). Marketing evidence should cover a continuous two year period at rents and lease terms which reflect market expectations. In addition a commentary on the interest shown, including any details of why the interest was not pursued and why measures could not be taken to address any issues raised from this (e.g. updating or improving the condition of the premises) should be provided.

2.5 The applicant has provided marketing evidence including letters from Markus King & Co. which states that the premises on fourth and sixth floor level have been vacant and marketed as office/light industrial accommodation since 2011 by Markus King & Co. and Gooddsir Graham. The marketing exercise involved:

- particulars circulated every 6 months to local occupiers and agents;
- regular mailing to agents and several websites
- erection of a marketing board within the premises.

The marketing exercise attracted very little interest in the premises due to specific constraints of the property including the quality of the building and the lack of wheelchair accessibility. Furthermore it has been demonstrated that there is a surplus of vacant office premises in the vicinity of the application site. The marketing agents confirmed that even newly refurbished office premises in the vicinity have failed to obtain full occupation. It is considered that the evidence provided is sufficient to justify the loss of the B1 office accommodation at the application site.

2.6 Para 13.7 of policy DP13 specifically relates to the Hatton Garden area and states that the conversion of offices will only be acceptable in the context of a mixed use scheme that includes light industrial premises (B1c) and that planning obligations and conditions would be used to ensure that premises are suitable for jewellery uses in terms of design, layout and affordability. This approach has been taken before in relation to the approved scheme on the 5<sup>th</sup> floor of the host building [see history section above]. A section 106 agreement secured a proportion of floorspace at basement level as workshop/office area designated for permanent use by the jewellery trade.

2.7 Camden Planning Guidance CPG5 para 6.6 also highlights the different approach the Council takes to development in Hatton Garden stating that the conversion of office premises to residential or D1 use will only be permitted where 50% of the floorspace is provided as affordable B1c (light industrial) space. If the provision of jewellery workshop space is not possible the Council will require a financial contribution to the jewellery industry related to the area of workspace that would otherwise have been expected.

2.8 As part of these applications a total of 129sqm of office floor space at fourth floor and 128m<sup>2</sup> at sixth floor (257m<sup>2</sup>) is proposed to be converted into residential accommodation. Therefore in line with the above policies and guidance the Council would expect at least 128m<sup>2</sup> of B1c floorspace to be provided designated for jewellery manufacturers.

2.9 The applicant has proposed a similar approach to the previously approved application which secured 146.93m<sup>2</sup> of the basement (as shown on an approved plan) to be permanently designated for use as jewellery workshops/stalls. The entire basement has been used for this purpose since 2006 and the applicant proposes that the remainder of the basement not shown on the plan included in the s106 for permission 2008/2476/P is protected from future change of use to any use other than jewellery manufacture secured by s106 as there is currently no protection of this space. This would equate to an additional 257m<sup>2</sup> in total which will remain in permanent jewellery workshop use (the entire basement is 400m<sup>2</sup>). This is considered to be an equivalent area to that which will be converted

to residential use and therefore complies with the principle thrust of the policy and exceeds the level of floorspace to be provided. Economic Development officers have been consulted and have not raised any objections and do not consider seeking a payment in lieu of new B1c workshop would be justified in this instance given that the property will remain in mixed use with permanent jewellery workshop space in the basement.

### **3.0 Mix/standard of accommodation**

3.1 The scheme proposes 2 x 2 bed units at fourth floor level and a studio and 1 x 2 bed unit at sixth floor level. The provision of 2 x 2 bedroom flats complies with the aims of Policy DP5 and contributes towards the supply of 2 bed dwellings which is identified as a priority in policy DP5.

3.2 The 2 x 2 bed (3 person) flats measure 66m<sup>2</sup> and 63m<sup>2</sup>; the one bed flat measures 59m<sup>2</sup> and the studio flat measures 41m<sup>2</sup>. The proposed flats would meet/exceed the London Plan and CPG standards on unit and room sizes. The main bedroom in each flat exceeds 12sqm. DP6 advises that all new flats should be designed to meet lifetime home standards. Due to the physical limitations of the site, it is acknowledged that it has not been possible to achieve all of the 16 lifetime homes criteria. However it is considered that best endeavours have been undertaken to reach as many as possible and this is considered to be acceptable.

3.3 The flats at fourth floor level and the studio at sixth floor level do not have any access to external amenity space. The 2 bed flat at sixth floor does have access to a private amenity space (32m<sup>2</sup>) (existing terrace). Whilst it is regrettable three flats do not have any access to amenity space, it is acknowledged that this is a conversion and therefore there are site constraints. The use of the roof terrace as communal space would result in overlooking/noise issues into the 1 bed flat and therefore shall be maintained as private amenity space.

### **4.0 Transport Issues**

#### Cycle parking

4.1 The London Plan requires the provision of one cycle space per 1 person dwelling and two spaces per 2 and 3 person dwellings. Therefore it would be necessary to provide 7 cycle parking spaces as part of the proposal. There is an existing cycle store at ground floor level for residential cycle parking which provides parking for 3 bicycles. This falls below the requisite cycle parking standards. However it is recognised that the site is constrained by the retail use at ground floor level and it would not be possible to provide a larger cycle store. The applicant has confirmed that the upper floors are accessed via a lift and future residents could store their bicycles within their flats given the space standards provided. It is regrettable that the parking standards cannot be achieved but, on balance, it is not considered permission should be refused.

#### Car-free development

4.2 The site has a Public Transport Accessibility Level (PTAL) of 6b (excellent). In line with policies DP18 and DP19 that seek to reduce car use and the impact of parking, particularly in the Central London Area, the 4 new units should be made car-free and this will be secured via a Section 106 legal Agreement.

### **5.0 Other issues**

It is noted that the creation of 4 new residential units will result in the scheme being liable for the Mayor of London's CIL which is chargeable at £50 per sqm.

### **6.0 Conclusion**

6.1 The conversion of the fourth and sixth floor from offices to residential use is considered to be acceptable in land use terms subject to a s106 to ensure the basement is used as jewellery workshop space in perpetuity.

**Decision route to be decided by nominated members on Monday 8<sup>th</sup> June 2015. For further information, please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'Members Briefing'.**

E M Pick Planning  
30 Golders Manor Drive  
London  
NW11 9HTApplication Ref: **2014/0274/P**

04 June 2015

Dear Sir/Madam

**DRAFT**  
**FOR INFORMATION ONLY - THIS IS NOT A FORMAL DECISION**  
Town and Country Planning Act 1990 (as amended)**DECISION SUBJECT TO A SECTION 106 LEGAL AGREEMENT**Address:  
**32-33 Hatton Garden**  
**London**  
**EC1N 8DL****DECISION**  
Proposal:  
Change of use from offices (Class B1) to residential (Class C3) to provide 2 flats (2 x 2 bed) to 4th floor.

Drawing Nos: 20101104-17A; 20121081 - PL 1 B; Marketing evidence; Justification for loss of commercial use; Lifetime Homes Statement; Site location plan; Design and Access Statement

The Council has considered your application and decided to grant permission subject to the conditions and informatives (if applicable) listed below **AND** subject to the successful conclusion of a Section 106 Legal Agreement.The matter has been referred to the Council's Legal Department and you will be contacted shortly. If you wish to discuss the matter please contact **Aidan Brookes** in the Legal Department on **020 7 974 1947**.

Once the Legal Agreement has been concluded, the formal decision letter will be sent to you.

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

20101104-17A; 20121081 - PL 1 B; Marketing evidence; Justification for loss of commercial use; Lifetime Homes Statement; Site location plan; Design and Access Statement

Reason:

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

- 3 The cycle parking facilities as shown on the ground floor plan shall be provided in its entirety prior to the first occupation of any of the new dwellings, and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policy DP17 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 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).
- 2 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.
- 3 Reasons for granting permission. [Delegated]

The proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policies ..... (officer to insert relevant policy number and title) and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policies.... (officer to insert relevant policy number and title). For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officer report.

- 4 The Mayor of London intends to introduce a Community Infrastructure Levy (CIL) to help pay for Crossrail on 1st April 2012. Any permission granted after this time will need to pay a CIL including those submitted before April. This CIL will be collected by Camden on behalf of the Mayor of London. From April 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 m2 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 and we will issue a CIL demand notice setting out what monies needs to paid when and how to pay The CIL will be collected from Camden on behalf of the Mayor.
- 5 In good time, prior to the start of construction (or if appropriate, demolition) on site, the contractor shall discuss and agree with the Council's Engineering Service Network Management team (tel: 020-7974 2410) detailed arrangements for the transportation of goods and materials to and from the site. The Council will prosecute those responsible for any breaches of the provisions of the Highways and Litter Acts which occur as a result of construction on the site.
- 6 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.
- 7 You are reminded of the need to provide adequate space for internal and external storage for waste and recyclables. For further information contact Council's Environment Services (Waste) on 020 7974 6914/5 or see the website <http://www.camden.gov.uk/ccm/content/environment/waste-and-recycling/twocolumn/new-recycling-rubbish-and-reuse-guide.en>.
- 8 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.



Yours faithfully

Culture and Environment Directorate

**DRAFT**

**DECISION**

E M Pick Planning  
30 Golders Manor Drive  
London  
NW11 9HTApplication Ref: **2014/0275/P**

04 June 2015

Dear Sir/Madam

**DRAFT**  
**FOR INFORMATION ONLY - THIS IS NOT A FORMAL DECISION**  
Town and Country Planning Act 1990 (as amended)**DECISION SUBJECT TO A SECTION 106 LEGAL AGREEMENT**

Address:

**32 -33 Hatton Garden  
London  
EC1N 8DL**

Proposal:

Change of use from offices (Class B1) to residential (Class C3) to provide 2 flats (1 x 1 bed and 1 x 2 bed) to 6th floor.

Drawing Nos: 2012/081-PL11B; 20121081-PL1B; 2012108-PL5; Marketing information;  
Design and Access Statement; Site location plan; Justification for loss of commercial use;  
Lifetimes Homes Statement

The Council has considered your application and decided to grant permission subject to the conditions and informatives (if applicable) listed below **AND** subject to the successful conclusion of a Section 106 Legal Agreement.

The matter has been referred to the Council's Legal Department and you will be contacted shortly. If you wish to discuss the matter please contact **Aidan Brookes** in the Legal Department on **020 7 974 1947**.

Once the Legal Agreement has been concluded, the formal decision letter will be sent to you.

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

2012/081-PL11B; 20121081-PL1B; 2012108-PL5; Marketing information; Design and Access Statement; Site location plan; Justification for loss of commercial use; Lifetimes Homes Statement

Reason:

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

- 4 The cycle parking facilities as shown on the ground floor plan shall be provided in its entirety prior to the first occupation of any of the new dwellings, and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policy DP17 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 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).
- 2 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.
- 3 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)

- 4 In good time, prior to the start of construction (or if appropriate, demolition) on site, the contractor shall discuss and agree with the Council's Engineering Service Network Management team (tel: 020-7974 2410) detailed arrangements for the transportation of goods and materials to and from the site. The Council will prosecute those responsible for any breaches of the provisions of the Highways and Litter Acts which occur as a result of construction on the site.
- 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 of the need to provide adequate space for internal and external storage for waste and recyclables. For further information contact Council's Environment Services (Waste) on 020 7974 6914/5 or see the website <http://www.camden.gov.uk/ccm/content/environment/waste-and-recycling/twocolumn/new-recycling-rubbish-and-reuse-guide.en>.
- 7 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.

Yours faithfully

Culture and Environment Directorate

**DRAFT**

**DECISION**