

Ms Sue Cambie
SCD Design Ltd
33 Bond Street
Brighton
East Sussex
BN1 1RD

Application Ref: **2015/6396/P**
Please ask for: **John Diver**
Telephone: 020 7974 **6368**

29 January 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**Flat 2
17 Hatton Place
London
EC1N 8RU**

Proposal: Demolition and replacement of rear metal terrace and stair. Demolition of concrete box in the light well, removal and replacement of 2 door sets at the rear.

Drawing Nos: TP-01D; TP-02C; TP-03A; TP-04B; TP-05; TP-06A; TP-07A; and Heritage, Design and Access Statement 15-93.

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 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 policy DP24 [and DP25 if in CA] 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:

TP-01D; TP-02C; TP-03A; TP-04B; TP-05; TP-06A; TP-07A; and Heritage, Design and Access Statement 15-93.

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

Informatives:

- 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.

The external alterations to the existing fenestration and replacement rear metal terrace and stairs proposed would have a minimal impact on the overall appearance of the building. Whilst the replacement doors, stairway and terrace would differ from those in existence elsewhere on the building, the proposal relates to a section of No.17 Hatton Place which is highly enclosed due to the proximity of adjacent buildings as well as the existing boundary screening. The proposed works would not be widely visible from anywhere outside of the site or from publicly accessible areas and would not therefore detract from the otherwise visual

uniformity of the building. The proposal, by reason of its siting, scale and design, would preserve the character and appearance of the host building, street scene and Hatton Garden Conservation Area.

Due to the siting and design of the proposed alterations, the residential amenities of adjoining neighbours would not be significantly harmed in terms of loss of light, outlook, enclosure or privacy.

No objections have been received in response to public consultations. The sites planning history was taken into account when coming to this decision. Considerable importance and weight has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

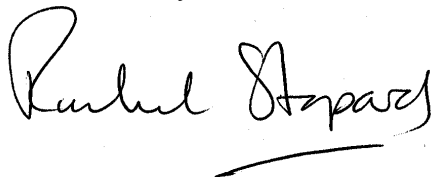
As such, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25, DP26 and DP27 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 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.

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 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard
Director of Culture & Environment