

Mr Nicholas Pawlik
pawlik + wiedmer limited
Unit 1.33
75 Whitechapel Road
London
E1 1DU

Application Ref: **2016/1019/P**
Please ask for: **Kate Phillips**
Telephone: 020 7974 **2521**

15 June 2016

Dear Sir

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
48 Hatton Garden
London
EC1N 8EX

Proposal:
Replacement shopfront; replacement pavement lights, installation of CCTV equipment;
erection of safety bollards to front of shopfront

Drawing Nos: 15506-GA_010; 15506-EX_100; 15506-EX_300; 15506-GA_100; 15506-
GA_300.

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: 15506-GA_010; 15506-EX_100; 15506-EX_300; 15506-GA_100; 15506-GA_300.

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

- 3 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.

- 4 The proposed safety bollards shall be painted black, unless otherwise agreed in writing with the Local Planning Authority.

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.

Informatives:

- 1 Reasons for granting permission

The existing shopfront is not historic and nor does it make a positive contribution to the townscape; as such, its replacement is considered to be acceptable. The proposed replacement shopfront would relate better to the scale, proportions and architectural style of the host building and surrounding facades. The shop frontage would still be mainly glazed, but the glazing bars would provide interest and rhythm to the frontage, which the existing frontage lacks.

The existing signage would be moved to the upper part of the entablature and a new hanging sign would be installed, below the fascia level, to the side of the shopfront. Whilst signs below the fascia level are normally discouraged, the new hanging sign would be at the same height as the projecting sign at No. 46, which is considered to be acceptable.

The CCTV equipment would be modest in scale and appearance and would be sited in the same relative position as the CCTV equipment at No. 49, which is considered to be acceptable.

The proposed walk-on pavement lights are considered to be acceptable. Previously, permission has been granted for the installation of a front lightwell and metal railings, which would have been more intrusive in the street scene.

Although the safety bollards would create street clutter and may cause a perception of crime, they are considered to be justified insofar as they would form a vital first line of defence against vehicle attack, which is a real threat given the nature of the business, and they will prevent the need for metal shutters, which would detract from the character and appearance of the wider area. Also, the use of bollards instead of a front lightwell will encourage window shopping by pedestrians.

No objections have been raised in relation to the works. The application site's planning history and relevant appeal decisions were 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 CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and Policies DP10, 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, 7.6 and 7.8 of the London Plan 2016; and the provisions of paragraphs 14, 17, 56-66 and 126-141 of the National Planning Policy Framework 2012.

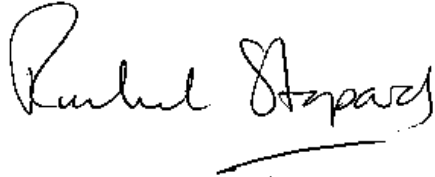
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath the name.

Rachel Stopard
Director of Supporting Communities