

Mr Simon Astridge
SAAW Ltd
225A Brecknock Road
London
N19 5AA

Application Ref: **2015/6806/P**
Please ask for: **Shane O'Donnell**
Telephone: 020 7974 **2944**

14 July 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:
45-49 Leather Lane
London
EC1N 7TJ

Proposal:
Erection of shipping containers on the land at rear of 45-49 Leather Lane forming a two storey B1 Office unit with a timber replacement front door and associated alterations to the boundary treatment.
Drawing Nos: 15005_(001, 100, 101, 102, 103, 104, 200, 202, 206, 203, 204, 207, 300),
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 policy 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: 15005_(001, 100, 101, 102, 103, 104, 200, 202, 206, 203, 204, 207, 300), 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 development is to erect a two storey structure constructed out of shipping containers on the land at the rear of 45-49 Leather Lane which is currently an underused services and parking area in order to form an additional B1 Office unit on site. The proposal would also include the replacement of the front door facing onto Leather Lane and associated alterations to boundary treatment.

The proposal would replace a largely vacant concrete space with a secondary commercial space accessible via the archway and given the use of shipping containers, the physical impact of the proposed structure would be reversible. On its northern boundary, the application site would adjoin the grade 2 listed Bourne Estate and would also be sited within the Hatton Garden Conservation Area. The proposed structure would be enclosed on all sides and the proposed first floor section would protrude just 1.6 m above the surrounding walls. The proposed containers would be finished with a yellow and red colour referencing the brick colours of the adjoining listed Bourne Estate. It is considered that given the enclosed nature of the structure and the sympathetic finish, that the proposed structure would not represent harm to the Hatton Garden Conservation Area and that the improved design of the proposed replacement front door and replacement of the barbed wire on top of the existing boundary walls with a brick finish would make a positive contribution to Leather Lane and to the Hatton Garden Conservation Area.

The application site is located within an area with a high level of accessibility to public transport with a PTAL score of 6B (excellent). Hence the proposed development will be car free secured by a section 106 legal agreement. Leather Lane is also an area constrained in terms of traffic provision hence the proposed

construction has the potential for traffic disruption. The requirement for submission of a construction management plan prior to commencement will be secured by means of a section 106 legal agreement. The proposed development would also make the existing crossover in front of the application site redundant. The removal of this crossover as secured by Section 106 agreement would be of benefit to pedestrians and to the market area along Leather Lane.

Given the orientation of the first floor platform away from residential units and the height of the proposed structure above the boundary wall, it is considered that the proposed development would not have a detrimental impact on the light, outlook or privacy of neighbouring occupiers.

1 letter of objection has been received and duly taken into account prior to making this decision. The site's planning history and relevant appeal decisions have been taken into account.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.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 development is in general accordance with policies CS5, CS7 CS 8, CS9, and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP11, DP 12, DP13, DP 18, DP24, DP25 and DP26 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 March 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

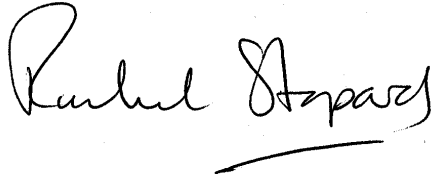
Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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

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

Rachel Stopard
Executive Director Supporting Communities