

Mr Algis Kybartas  
AGA Projects Ltd  
31 Grand Parade  
Leigh-on-Sea  
SS9 1DX

Application Ref: **2016/4521/P**  
Please ask for: **Anna Roe**  
Telephone: 020 7974 **1226**

4 October 2016

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Full Planning Permission Granted

Address:  
**1-5 Portpool Lane**  
**London**  
**EC1N 7UU**

Proposal:  
Installation of roller grille at main entrance.  
Drawing Nos: 160720-1; 160720-2; 160720-3; 160720-4.

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: 160720-1; 160720-2; 160720-3; 160720-4.

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

#### Informative(s):

- 1 Reasons for granting permission.

The application relates to a four-storey office building (circa 1960), situated on the northern side of Portpool Lane close to the junction with Gray's Inn Road. The property is bounded by mixed residential and commercial uses. Redman House, the neighbouring residential building is grade II listed as is the Bourne Estate. Verulam Buildings to the west side of Gray's Inn Road are also listed grade II.

The Hatton Garden Conservation Area statement outlines the Council's position on security measures. With specific regard to shopfront security, paragraphs 7.38, 7.39 and 7.40 stipulate that within the Conservation Area there will be a general presumption against the use of external security shutters, grilles or meshes on shopfronts (and recessed lobbies).

The Council would prefer the use of security measures that do not require external shutters or grilles such as: the strengthening of shopfronts; the use of toughened or laminated glass; internal grilles or collapsible gates. However, given the position of the steps inside the recessed entrance, toughened glass or collapsible gates are not considered appropriate in this location. Furthermore, the recessed doorway provides the opportunity for anti-social behaviour. The introduction of a roller grille across the recesses would make a positive contribution to community safety and discourage anti-social behaviour and break-ins and as such would make a positive contribution to community safety.

With regard to the materials used and design/appearance, the security shutter would be of a high quality design with a finish to complement the parent property. The shutter box would be located inside the recessed entrance and would not protrude beyond the properties front elevation. The shutter would have an open grille arranged in a brick bond design. The open-weave grille would allow natural surveillance and would allow the steps to be seen beyond.

No objections have been received prior to making this decision. The sites planning history and relevant appeal decisions were taken into account when coming to this decision.

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 Planning (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 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.5, 7.6 and 7.8 of the London Plan 2015; and paragraphs 14, 17, 56 -66 and 126-141 of the National Planning Policy Framework.

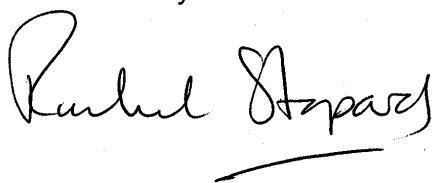
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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



Rachel Stopard  
Executive Director Supporting Communities

