

Mr Mark Shearman
Firstplan
Bramah House
65-71 Bermondsey Street
London
SE1 3XF

Application Ref: **2016/4879/P**
Please ask for: **Anna Roe**
Telephone: 020 7974 **1226**

13 October 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
32-38 Saffron Hill
London
EC1N 8FH

Proposal:
Erection of two front balconies at fourth floor level and associated external alterations.
Drawing Nos: PL E000; 16241; PL E014; PL E016; PL E030; PL E040; E050 A; PL P014;
PL P016; PL P030; PL P031; PL P050; Design and Access Statement; Planning and
Heritage Statement.

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 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: PL E000; 16241; PL E014; PL E016; PL E030; PL E040; E050 A; PL P014; PL P016; PL P030; PL P031; PL P050; Design and Access Statement; Planning and Heritage Statement.

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

Informatives:

- 1 Reasons for granting permission.

By virtue of their position at fourth floor level, set back from the parapet, the proposed terraces would not be visible from street level and are of a relatively minor scale in the context of the host building and wider roofscape. The terraces would be positioned at either end of the row of dormers and would retain the symmetry found within the existing roof form.

The positioning of the proposed doors to the balcony would reflect that of the existing (non-original) windows. The proposed powder coated metal railings would have a lightweight traditional appearance and would be in keeping with the parent building. As such the proposal is not considered harmful to the character or appearance of the host building, street scene or the Hatton Garden Conservation Area.

High level balconies are characteristic of the offices and residential dwellings along Saffron Hill. Consequently, the proposed new terraces would not result in increased overlooking over and above the existing situation. Furthermore by virtue of their size, the proposed terraces would not significantly harm the amenity of any adjoining residential occupiers in terms of noise.

No objections have been received. The sites 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 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 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, 7.6 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).

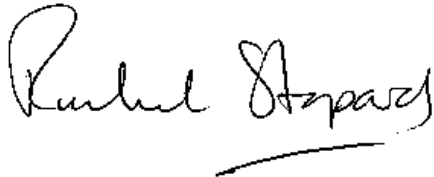
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays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