

Mr Fresson and Tee  
Fresson and Tee Ltd  
1 Sandwich Street  
London  
WC1H 9PF

Application Ref: **2016/5378/P**  
Please ask for: **John Diver**  
Telephone: 020 7974 **6368**

21 November 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**120 Holborn**  
**London**  
**EC1N 2TD**

Proposal:

Alterations to existing basement entrance (serving mixed use development) to form new entrance door with fixed side panel, integral vision panel and door entry system panel; new sign over door, ceiling mounted CCTV camera and new wall mounted lighting.

Drawing Nos: 23155 - 300 Rev A; 23155 - 301 Rev A; 23155 - OS

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: 23155 - 300 Rev A; 23155 - 301 Rev A; 23155 - OS

Reason:

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

#### Informatives:

- 1 Reasons for granting permission.

The application site comprises an inset area of the ground floor colonnade that wraps around the host building. At present the site is somewhat of a dark and underutilised corner, allowing for loitering with limited surveillance. The site currently features three sets of double doors with no vision panels, used for emergency access as well as access to a storage area. The proposal would result in the installation of no.1 single leaf access door with glazed vision panel and entry system as well as no.2 double doors with materials to match existing. The proposal would also include the replacement of emergency and safety signage as well as the installation of no.1 additional CCTV camera and PIR sensor light to match those existing on the property. As the replacement signage would be for safety reasons, these elements would have deemed consent. The proposal would not include any change of use or internal variation.

Overall it is considered that the proposed alterations would improve the existing situation by increasing the level of surveillance of the area via the addition of a vision panel and CCTV camera as well as lighting the area to a greater degree via the additional light fitting. The design of the proposed elements are considered to be appropriate, matching those in existence elsewhere on the building in terms of materials and detailed design. The changes are therefore not considered to cause any negative impact upon the character and appearance of the host property. It is considered that the proposed alterations would enhance the character of the Hatton Garden Conservation Area via the public realm improvements in terms of visual appearance and perception of safety.

It is not considered that the proposed works would lead to any detrimental impact upon residential amenities by virtue of their siting and design.

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 Hatton Garden conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Overall, the proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policies CS5 (Managing the impact of growth and development), CS7 (Promoting Camden's centres and shops) and CS14 (Promoting high quality places and conserving our heritage) as well as the London Borough of Camden Local Development Framework Development Policies, with particular regard to policies DP12, DP13, DP24, DP25 and DP26. The development is also in accordance with the provisions of the London Plan 2016; as well as the National Planning Policy Framework 2012.

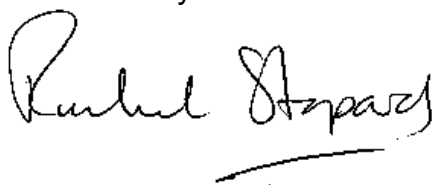
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays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

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

