

Mr. Paul Galgey
Planning Potential Ltd.
Magdalen House
148 Tooley Street
London
SE1 2TU

Application Ref: **2016/2181/P**
Please ask for: **Hugh Miller**
Telephone: 020 7974 **2624**

10 March 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

Minerva House
26-27 Hatton Garden
London
EC1N 8BR

Proposal:

Extensions within lightwells at 1st, 2nd and 3rd floor levels; roof extension at 4th floor level; new roof terraces; alterations to fenestration and the provision of mechanical plant to the building.

Drawing Nos: Existing - P099/A; P100/A; P101/A; P102/A; P103/A; P104/A; P105/A; P106/A; P107/A; P120/A; P121/A; P122/A; P130/A; P131/A; Prop - P199/A; P200/A; P201/A; P202/A; P203/A; P204/A; P205/A; P206/A; P207/A; P400/A; P401/A; P402/A; P500/A; P501/A; Planning Statement, April 2016; Design & Access Statement Revised A, 15-035 Minerva House; Heritage Statement, Ref.2341A, March 2016; Acoustic Noise Report Ref. 7346/AAR, 26 August 2016, Revision 1; RBA Acoustics; Daylight & Sunlight Report BVP 29 March 2016; Structural Report dated 23/03/2016 Revision A.

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 [Existing - P099/A; P100/A; P101/A; P102/A; P103/A; P104/A; P105/A; P106/A; P107/A; P120/A; P121/A; P122/A; P130/A; P131/A; Prop - P199/A; P200/A; P201/A; P202/A; P203/A; P204/A; P205/A; P206/A; P207/A; P400/A; P401/A; P402/A; P500/A; P501/A; Planning Statement, April 2016; Design & Access Statement Revised A, 15-035 Minerva House; Heritage Statement, Ref.2341A, March 2016; Acoustic Noise Report Ref. 7346/AAR, 26 August 2016, Revision 1; RBA Acoustics; Daylight & Sunlight Report BVP 29 March 2016; Structural Report dated 23/03/2016 Revision A.]

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

- 4 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

a) Plan, elevation and section drawings of the facing materials for the new glazed roof extension at a scale of 1:10.

b) Plan, elevation and section drawings of new doors and new windows at the rear at a scale of 1:10 with typical glazing bar details at 1:1.

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

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 if in CA of the London Borough of Camden Local Development Framework Development Policies.

- 5 Noise levels at a point 1 metre external to sensitive facades shall be at least 5dB(A) less than the existing background measurement (LA90), expressed in

dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 10dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the [adjoining] premises [and the area generally] in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 6 Before the air conditioning units hereby approved are brought into operation they shall be provided with acoustic isolation and sound attenuation in accordance with paragraphs 4.7 and 4.9 of the submitted " Acoustic Noise Report, REPORT 7346/AAR, Revision 01 26th August 2016, by RBA Acoustics hereby approved by the Council. The acoustic isolation shall thereafter be retained in effective order to the reasonable satisfaction of the Council.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 7 The cycle storage area for 18 cycles hereby approved as shown on drawing no.P199/A shall be provided in its entirety prior to the first occupation of any of the new units, and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policy DP17 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reasons for granting permission:

Land Use: The proposal would provide a total of 347sqm of additional floorspace to the host building (Minerva House, 26-27 Hatton Garden). It would involve infill extensions to the lightwells along the north and south (side) elevations, (173sqm) and a 4th floor extension (174sqm). In addition the building would be refurbished throughout to improve its facilities and external appearance. Policy requires 50 percent of the uplift (173.5sqm) to be jewellery floorspace. However, only 71sqm of jewellery floorspace (basement floor level) is proposed, which represents 20 percent of the total uplift. This proposed uplift in jewellery floorspace provision relates to site constraints of the Victorian building and the limitations associated

with the new infill floorspaces. Whilst officers expected the 50 percent, it also accepted that should the applicant choose to refurbish the building in all probability the extant jewellery floorspace would be lost, impacting on the mixed use character of the Hatton Garden area contrary to the Council's policies. On reflection therefore, it is considered that an exception is possible in this instance and accept that on balance, the on-site physical constraints of the building has limited the amount of jewellery floorspace provision. The jewellery floorspace provision is subject to an s106 legal agreement which the applicant has confirmed a willingness to be involved which will secure this floorspace for the future.

Roof & lightwell extensions: At the rear of the host building (3rd floor level), a contemporary, largely-glazed extension is proposed and measures 174sqm. It would abut the existing 4th floor section of the host building fronting Hatton Garden forming an enlarged footplate to mirror the lower floors; but exclude the section fronting Greville Street. The roof extension in terms of design, scale and proportions and use of materials would be subordinate to the host building; and is considered to sit comfortably in the varied built environment of the conservation area, and will read as a modern addition at roof level. It would have limited visibility from street level owing to the narrow street and tall adjacent buildings which would provide a screen. The proposed extension is considered acceptable as it would not harm the appearance of the host building or the conservation area. Lightwell extensions: The proposed infill-lightwell extensions (1st to 3rd floor levels) would match the footplate on the ground floor level; and is considered acceptable not harming the appearance of the host building. Similarly, the replacement windows and new entrance door at ground level front are considered acceptable.

Roof terrace: Except for no. 35 Greville Street (east side) roof terraces are not common features within the terraced group or on adjacent buildings. However, the proposed roof terrace would be located at the rear and would not be visible from the wider public realm. The proposed roof terraces are modest in size and the black painted metal balustrades are considered to be sympathetic.

Plant machinery: Replacement plant machinery located on the roof fronting Hatton Garden is considered acceptable in this location. Due to the buildings height it would be obscured in views from the public realm and is acceptable.

Transport: 18 cycle storage spaces are provided at the basement floor level in accordance with policy and are acceptable; and is the subject to a condition.

Amenity: Except for 35 Greville Street (residential on upper floors), with windows to non-habitable rooms at the rear. The neighbouring buildings are largely commercial and due to the siting and size of the terrace and extension, there would be negligible harm to the amenity of any adjoining occupiers in terms of overlooking and no loss of natural light, outlook, light spill or added sense of enclosure.

- 2 The application is accompanied by an acoustic noise report which demonstrates that the proposal will comply with Camden's Noise Standards. The Environmental Health Officer is satisfied that the proposed would not have any adverse impact on neighbour amenity in relation to noise and or vibrations. Additionally, a pre-

compliance condition as per paragraphs 4.7 and 4.9 of the noise report for louvre enclosure and vibration control will be attached. The submitted daylight & sunlight report has also demonstrated that the extension would not impact negatively on residential occupiers' at 35 Greville Street.

One objection was received which has duly been considered. The relevant planning history of the site 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

As such, the proposed development is in general accordance with policies CS1, CS5, CS9, CS11 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP1, DP13, DP16, DP17, DP18, DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with the London Plan 2016; and the National Planning Policy Framework.

- 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).
- 4 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.
- 5 The Mayor of London introduced a Community Infrastructure Levy (CIL) to help pay for Crossrail on 1st April 2012. Any permission granted after this time which adds more than 100sqm of new floorspace or a new dwelling will need to pay this CIL. It will be collected by Camden on behalf of the Mayor of London. Camden will be sending out liability notices setting out how much CIL will need to be paid if an affected planning application is implemented and who will be liable.

The proposed charge in Camden will be £50 per sqm on all uses except affordable housing, education, healthcare, and development by charities for their charitable purposes. You will be expected to advise us when planning permissions are

implemented. Please use the forms at the link below to advise who will be paying the CIL and when the development is to commence. You can also access forms to allow you to provide us with more information which can be taken into account in your CIL calculation and to apply for relief from CIL.

<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

We will then issue a CIL demand notice setting out what monies needs to paid when and how to pay. Failure to notify Camden of the commencement of development will result in a surcharge of £2500 or 20% being added to the CIL payment. Other surcharges may also apply for failure to assume liability and late payment. Payments will also be subject to indexation in line with the construction costs index.

Please send CIL related documents or correspondence to CIL@Camden.gov.uk

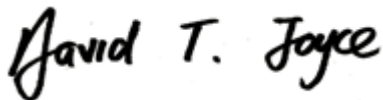
- 6 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.

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



David Joyce
Director of Regeneration and Planning