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Application Ref: **2017/1155/P**  
Please ask for: **Anna Roe**  
Telephone: 020 7974 **1226**

3 May 2017

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Full Planning Permission Granted

Address:  
**Penthouse 10**  
**44 Hatton Garden**  
**London**  
**EC1N 8ER**

Proposal:  
Replacement of x2 steel framed fifth floor windows on the properties south elevation with a new aluminium framed window and set of aluminium framed sliding doors.

Drawing Nos: Window details dated 21/03/17; 2017\_HG\_001; 2017\_HG\_120; 2017\_HG\_121; HG / 122; 2017\_HG\_220; 2017\_HG\_221; 2017 HG 222.

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 policies 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: Window details dated 21/03/17; 2017\_HG\_001; 2017\_HG\_120; 2017\_HG\_121; HG / 122; 2017\_HG\_220; 2017\_HG\_221; 2017\_HG\_222.

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

#### Informative(s):

- 1 Reasons for granting permission.

Planning permission is sought to replace the existing windows and doors at fifth floor level on the properties Cross Street elevation with x2 sets of sliding doors, to improve access onto the existing terrace.

The proposed slim-line framed doors (frame width 20mm) painted black would match the existing fenestrations as closely as possible. The provision of fixed transoms over the proposed doors would line through with the existing transoms on the adjacent windows and would minimise the impact of the proposal on the wider Conservation Area. Any harm caused by extending the existing window opening would be mitigated by the fact that the change would be obscured from public view by virtue of the existing setback from the Cross Street Elevation and raised parapet. As such the proposal is not considered harmful to the character and appearance of the Hatton Garden Conservation Area.

Given that there are existing identically positioned openings, the development would not harm the amenity of any adjoining occupiers.

A site notice was displayed and a public notice published in the local press. No objections have been received.

The site's 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 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, policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies and policies A4, D1 and D2 of the Camden Local Plan Submission Draft 2016. The proposed development also accords with the London Plan 2016 and National Planning Policy Framework.

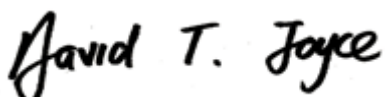
- 2 The emerging London Borough of Camden Local Plan is reaching the final stages of its public examination. Consultation on proposed modifications to the Submission Draft Local Plan began on 30 January and ended on 13 March 2017. The modifications have been proposed in response to Inspector's comments during the examination and seek to ensure that the Inspector can find the plan 'sound' subject to the modifications being made to the Plan. The Local Plan at this stage is a material consideration in decision making, but pending publication of the Inspector's report into the examination only has limited weight.
- 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.

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



Executive Director Supporting Communities

David Joyce  
Director of Regeneration and Planning