

Mr Richard Hillebron  
Derwent London  
Derwent  
25 Savile Row  
London  
W1S 2ER

Application Ref: **2017/2714/P**  
Please ask for: **Tania Skelli-Yaoz**  
Telephone: 020 7974 **6829**

29 June 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Johnson Building  
77 Hatton Garden  
LONDON  
EC1N 8JS**

Proposal:

Alterations to street doors, erection of canopies over doors, creation of new reception area by enclosing a small open space and alterations to an undercroft entrance (Class use B1a)  
Drawing Nos: [Prefix: 15080 -] A(00)\_P001/P01, (As existing:) A(01)\_P100/P01, A/P(01)\_P200/P01, A(01)\_P201/P01, A(01)\_P210/P01, A(01)\_P213/P01, (As proposed:) A(00)\_P250/02, P251/02, P600/01, P400/01, P401/01, P201/02, P200/02, P253/02, P100/02, Design & Access Statement by Derwent London, Supporting visuals '4. Appearance' by AHMM, Planning Statement.

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 and the Camden Local Plan Submission Draft 2016 policies D1, D2 and A1.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: [Prefix: 15080 -] A(00)\_P001/P01, (As existing:) A(01)\_P100/P01, A/P(01)\_P200/P01, A(01)\_P201/P01, A(01)\_P210/P01, A(01)\_P213/P01, (As proposed:) A(00)\_P250/02, P251/02, P600/01, P400/01, P401/01, P201/02, P200/02, P253/02, P100/02.

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

#### Informative(s):

- 1 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).
- 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 Reasons for granting permission:

The proposed works comprise the installation of 3nos. canopies over the existing entrances to the Johnson Building on Hatton Garden, alterations to the existing doors opening mechanism, alterations to the pedestrian undercroft passage off St Cross Street leading to the rear of the building to include replacement gates, new

panelling, removal of street clutter and new window to office to west wall and creation of new internal reception by internalising void area to rear of Johnson Building within north-west ground floor corner, as accessed from St Cross Street.

The proposed alterations and extensions to the various parts of the building are subordinate in scale to the host building and an appropriate design by virtue of using high-quality materials to match the existing. Due to its size and location, it would not harm the amenity of any adjoining residential occupiers in terms of privacy, outlook, daylight and sunlight. None of the proposed canopies encroach beyond the existing lightwells and consequently do not overhang the public highway. No signage is proposed under this proposal.

The extension to the rear north-west corner of the Johnson Building comprises some 20sqm in floorarea and occupied an underused undercroft. The internalisation of this area with metal framing and glass includes internal doors punched through the existing external wall to allow access from this corner to the main internal offices and lobby (through Unit B). The additional floorspace will provide a reception to the existing offices and will aid in the access arrangements and permeability of/ to this building.

Whilst the development will have some impact in terms of disruption to pedestrians and office workers during construction, due to the scale of the works, a construction management plan is not considered necessary. The alterations to the undercroft are considered to improve the quality of the semi public-private space to the area between the gates on Cross Street and the rear of the Johnson Building, which is used by members of the public and office workers, especially during lunchtime (gates closed during office closure), and as a result will contribute to improve the character and appearance of the host building, street scene and the Hatton Garden Conservation Area.

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.

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 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, CS8 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP13, DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies, the Camden Local Plan Submission Draft 2016 policies A1, D1, D2, E1 and E2 and the Hatton Garden Conservation Area Statement. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

- 4 The Inspector's report on the Local Plan was published on 15 May 2017 and concludes that the plan is 'sound' subject to modifications being made to the Plan.

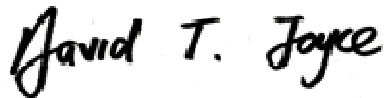
While the determination of planning applications should continue to be made in accordance with the existing development plan until formal adoption, substantial weight may now be attached to the relevant policies of the emerging plan as a material consideration following publication of the Inspector's report, subject to any relevant recommended modifications in the Inspector's report.

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

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce  
Director of Regeneration and Planning