

Mr Colin Lavelle
Aston Rose
Aston Rose (West End) Ltd St Albans
57-60 Haymarket
LONDON
SW1Y 4QX

Application Ref: **2017/3978/P**
Please ask for: **Tessa Craig**
Telephone: 020 7974 **6750**

14 August 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:
2 Eyre Street Hill
London
EC1R 5ET

Proposal:
Variation of Condition 3 (approved plans) of planning permission 2017/0317/P dated 12/04/2017 namely to alter glazing bars in windows on Clerkenwell Road elevation.
Drawing Nos: Superseded:
216-065-004-Rev A

Proposed:
216-065-004-Rev B

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 the original planning permission ref 2017/0317/P dated 12/04/2017.



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 D1 of the Camden Local Plan.

- 3 For the purposes of this decision, condition no.3 of planning permission 2017/0317/P dated 12/04/2017 shall be replaced with the following condition:

REPLACEMENT CONDITION 3

The development hereby permitted shall be carried out in accordance with the following approved plans- Design and Access Statement, 216-065-016, 216-065-001, 216-065-002, 216-065-004 Rev B, 216-065-005 Rev A, 216-065-006, 216-065-008, 216-065-009, 216-065-012, 216-065-013, 216-065-016.

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

Informative(s):

- 1 Reasons for granting variation of condition:

The proposal amends the glazing bars of the approved windows at ground, first and second floor on the Clerkenwell Road elevation. The actual overall size of the windows does not change and nor does the window frame material. The changes are considered minor in nature and acceptable. They would result in a high quality development that would preserve the character and appearance of the conservation area.

The revised changes to the approved scheme will not result in any additional impact on neighbours in terms of daylight, outlook and privacy.

Considerable importance and weight has been attached and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Hatton Garden conservation area, under and s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

Neighbouring occupiers were consulted on the application. No objections have been received prior to making this decision. The site's planning history was taken into account in coming to this decision.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords

with the London Plan 2016; and the National Planning Policy Framework.

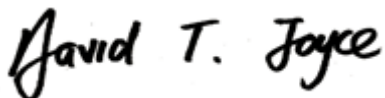
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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



David Joyce
Director of Regeneration and Planning