

Mr Fernandes  
Trident BC  
8 Angel Court  
London  
EC2R 7HP

Application Ref: **2017/1119/P**  
Please ask for: **Elaine Quigley**  
Telephone: 020 7974 **5101**

28 September 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:  
**67 Clerkenwell Road**  
**LONDON**  
**EC1R 5BL**

Proposal:

Replacement of roller shutter door with new glazed windows and double doors on west elevation fronting Saffron Hill following conversion of integral garage to enlarge existing office space at ground floor level.

Drawing Nos: E001; E002; E003; P100 rev B; P101C 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 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 D1 and D2 of the London Borough of Camden Local Plan.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: E001; E002; E003; P100 rev B; P101C rev B.

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

Informative(s):

- 1 Reasons for granting permission.

The proposal includes the replacement of a garage roller shutter door with new glazed windows and double doors on west elevation fronting Saffron Hill. It includes the conversion of the integral garage to enlarge the existing office space at ground floor level. The creation of an additional 28 sq. m of office space within the existing office building and is considered acceptable in this part of Hatton Garden.

Following the submission of revised drawings the roller shutter doors would be replaced by glazed windows and inward opening double doors constructed from double glazed aluminium. The design and materials of the replacement ground floor elevation would match those of the 1950's office building and would enhance the character and appearance of this part of the building and the surrounding conservation area.

Due to the location and nature of the proposal, the new window and double door opening would not be considered to cause harm to neighbouring amenity in terms of loss of daylight, outlook, or privacy.

It is anticipated that the proposed external alterations may damage the public highway directly adjacent to the site. In this instance the Council would require funding to reinstate the pedestrian footway rather than to repair the existing arrangement given that the undulating nature of a crossover can discourage active travel. This would be secured by s106 agreement.

No objections have been received prior to the determination of this application. 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 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 E2, A1, D1, D2, and T3 of the Camden Local Plan 2017 and policies in the London Plan March 2016, and relevant paragraphs of 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.
- 4 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

