

Mr Miguel Timoner
Mackay and Partners Ltd
Florin Studios
Florin Court
6-9 Charterhouse Square
London
EC1M 6EY

Application Ref: **2017/5072/P**
Please ask for: **Robert Lester**
Telephone: 020 7974 2188

27 November 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**6 Bleeding Heart Yard
London
EC1N 8SJ**

Proposal: Alterations to provide new internal refuse storage area including the replacement of an existing window with a set of double doors and the replacement of an existing door with a fixed ventilation panel.

Drawing Nos: 611.17_EX_0600_150, 611.17_EX_0600_100, 611.17_EX_0600_200,
611.17_PL_0600_101A, 611.17_PL_0600_201A, 611.17_PL_3100_600A, Design &
Access Statement ref: 611.17

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: 611.17_EX_0600_150, 611.17_EX_0600_100, 611.17_EX_0600_200, 611.17_PL_0600_101A, 611.17_PL_0600_201A, 611.17_PL_3100_600A, Design & Access Statement ref: 611.17

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

- 4 The refuse storage area hereby approved, shall be used as an ancillary refuse storage area for the adjacent restaurant (A3 use) at no. 7 Bleeding Heart Yard only and shall not be used for any other purpose, including any other use within the Town and Country Planning (Use Classes) Order, 1987 (as amended) without the submission of a planning application.

Reason: To maintain control over the nature of the use and to safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies E2, A1 and A4 of the London Borough of Camden Local Plan 2017.

Informatives:

- 1 Reasons for granting permission.

The site at no. 6 Bleeding Heart Yard is located to the south of Greville Street in the Hatton Garden Conservation Area. The site is located in the south eastern corner of the yard and contains a 3 storey building which is identified as making a positive contribution to the conservation area. The building is in office use.

The development proposes alterations to provide a new internal refuse storage area at ground floor level to be used by the adjacent restaurant at no. 7, including the replacement of an existing window with a set of double doors and the replacement of an existing door with a fixed ventilation panel.

The restaurant at no. 7 presently stores its large wheeled refuse storage bins in a screened compound on the highway in Bleeding Heart Yard adjacent to the site.

The development would involve the conversion of part of the ground floor of an existing office building (B1 use) to be used as a refuse store for the adjacent restaurant (A3) use at no. 7.

It is acknowledged that the site is located in Hatton garden where the loss of

employment space is normally restricted. However, the development would only result in the loss of a small room at ground floor level (27 sq.m), which is used for ancillary storage, has limited usability and would not compromise the operation of the employment use. The loss of this space also needs to be balanced against the enhancement of the streetscene and conservation area and the environmental benefits resulting from the removal of the existing on-street refuse storage area. On balance therefore, the principle of the development is supported.

The proposed access door which would replace the existing window would be constructed from white painted timber with double glazed panels to match the existing doors at ground floor level of this building. The access door would be constructed within the existing opening and the window header and a suitable reveal would be retained. It is noted that there was originally a door in this position and the window and brickwork below are not original. The development also includes the replacement of the existing small doorway with a fixed panel with ventilation grille. Overall, the proposed access door and fixed panel with vent would harmonise with the character and appearance of the building and conservation area.

The development would not result in an amenity impact on the area. The proposal would result in the removal of the existing on-street refuse storage compound for the adjacent restaurant which would result in general environmental improvements in the yard.

The proposal is supported on transport grounds. The relocation of the external refuse store will make a positive contribution to the streetscape. The use of the proposed portable ramp to access the refuse store is considered to be acceptable and the doors to the refuse store would open inwards and would not obstruct the highway.

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 2013.

The planning history of the site has been taken into account when coming to this decision. No objections have been received.

As such, the proposed development is in general accordance with policies E2, A1, D1, D2 and CC5, of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2012.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that 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, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 3 Noise from demolition and construction works is subject to control under the

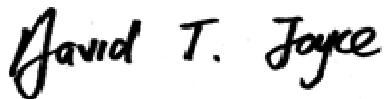
Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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

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