

Mr Tom Darwall-Smith
Keystone Planning Limited
Keystone Planning Limited
International House
24 Holborn Viaduct
London
EC1A 2BN

Application Ref: **2017/5782/P**
Please ask for: **Samir Benmbarek**
Telephone: 020 7974 **2534**

27 November 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
1 Leather Lane
London
EC1N 2TD

Proposal: Change of use of ancillary reception area (Use B1) to retail (Use A1) in conjunction with existing retail unit to increase floor area.

Drawing Nos: 170801-0; 170801-1; 170801-2; Marketing Brochure by Prime Retail; Planning Letter by Keystone Planning dated 13 October 2017.

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 The development hereby permitted shall be carried out in accordance with the following approved plans: 170801-0; 170801-1; 170801-2; Marketing Brochure by Prime Retail; Planning Letter by Keystone Planning dated 13 October 2017.

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

Informatives:

- 1 Reasons for granting permission:

The proposal results in a loss of 25sqm of ancillary (back of reception) office space at ground floor level. While policy E2 resists the loss of business premises, the loss of a small area of internal (windowless) ground floor ancillary space would not undermine the ability of the core office use of the floors above to continue to function as such. The enlargement of the retail space is considered appropriate in its location amongst a number of commercial ground floor uses. On balance, the small loss of ancillary office space is considered acceptable.

No external of physical alterations are proposed to the building as a result of the change of use. Therefore, the proposal does not affect the character and appearance of the application building or the surrounding Hatton Garden Conservation Area.

It is not considered there would be any impact to the amenity of any adjoining residential occupiers as the proposal is internal with no physical works.

No objections have been raised in relation to the proposal. The application site's planning history and relevant appeal decisions were taken into account when coming to this decision.

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 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 TC1 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 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.

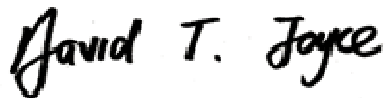
- 3 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).

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