

Mr Matthew Springett
MSA Ltd.
70 Hatton Garden
London
EC1N 8JT

Application Ref: **2017/4490/P**
Please ask for: **Patrick Marfleet**
Telephone: 020 7974 **1222**

6 December 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
22-23 St Cross Street
London
EC1N 8UH

Proposal: Extension to the rear of the building at first, second and third floor level to provide additional office space (B1a) at the site.

Drawing Nos: 142-201, 142-200, 142-203, 142-202, 142-206, 142-205, 142-204, 142-211 A, 142-210, 142-213 A, 142-212 A, 142-301, 142-300, 142-400, 142-100, 142-410, 142-412, 142-411, 142-311 B, 142-310 B, 142-216 B, 142-215 B, 142-214 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 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans 142-201, 142-200, 142-203, 142-202, 142-206, 142-205, 142-204, 142-211 A, 142-210, 142-213 A, 142-212 A, 142-301, 142-300, 142-400, 142-100, 142-410, 142-412, 142-411, 142-311 B, 142-310 B, 142-216 B, 142-215 B, 142-214 B

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

Informative(s):

- 1 Reasons for granting permission.

The size, scale and bulk of the proposed first, second and third floor rear extensions would represent proportionate additions that respect the character and setting of the host and neighbouring properties. Furthermore, the proposal would be set one full storey below the eaves line of the existing property and would have a stock brick finish, which would ensure the original architectural period and style of the property is maintained.

The proposed extension would be largely screened from public view and would only be visible from the rear windows of the adjoining properties along Hatton Garden and St. Cross Street. Therefore, the proposal's limited visibility, coupled with its modest size and small floor area at second and third floor level, would ensure no harm to the character of the surrounding conservation area would occur as a result of the development.

The maximum height, depth and location of the proposed extension would not harm the amenity of any nearby residential occupiers in terms of loss of light, outlook or privacy.

No objections were received following statutory consultation. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving or enhancing 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 2013.

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

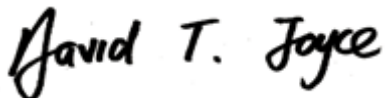
- policies of the London Plan 2016 and National Planning Policy Framework 2012.
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 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



David Joyce
Director of Regeneration and Planning