

Mrs Rebecca Fieldhouse  
Iceni Projects Ltd.  
That Space,  
31-33 Princess Street  
MANCHESTER  
M2 4EW

Application Ref: **2017/6137/P**  
Please ask for: **Rob Tulloch**  
Telephone: 020 7974 **2516**

6 December 2017

**DRAFT**

Dear Sir/Madam

**DECISION**

Town and Country Planning Act 1990 (as amended)

**Approval of Details Granted**

Address:  
**84 Hatton Garden**  
**LONDON**  
**EC1N 8JR**

**DECISION**

Proposal:

Details pursuant to condition 6 (contract for development) of planning permission dated 03/12/2015 ref. 2015/1925/P (amended on 04/07/2016 ref. 2016/1647/P) for "Erection of 3 to 8 storey plus basement building comprising retail unit (Class A1) at ground floor level, jewellery workshop (Class B1c) at lower ground floor level, and serviced apartments (Class C1) above, following demolition of upper floors (1st -5th) of existing building"

Drawing Nos: Letter from Iceni Projects dated 1st November 2017; Building Contract dated 14th August 2017

The Council has considered your application and decided to grant permission.

Informative(s):

- 1 Reason for approving details-

Condition 6 states that demolition shall not be undertaken before a contract for carrying out the works of redevelopment has been made and full planning permission granted. The aim of such conditions is to prevent demolition of a site

Executive Director Supporting Communities



without the security that the approved development would be implemented, thereby avoiding the possibility of an empty site which would be harmful the character and appearance of a conservation area.

Whilst such conditions do not strictly require formal discharge, the applicant has submitted details in the form of a contract between the applicant and the contractor for all works to be carried out in relation to the approved scheme. The contract is acceptable and condition 6 can be discharged.

No comments were received in relation to the application. The site's planning history has been taken into account in making this decision.

As such, the proposed details are in general accordance with policy CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 2 You are reminded that conditions 3 (detailed drawings) and 7 (photovoltaic cells) of planning permission granted on 03/12/2015 (reference 2015/1925/P) are outstanding and require details to be submitted and approved.

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

Director of Regeneration and Planning