

Application ref: 2018/0273/P
Contact: Leela Muthoora
Tel: 020 7974 2506
Date: 8 May 2018

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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Vitis Design Ltd
26 Lewis Silken Way
Southampton
HAMPSHIRE
SO16 8FP

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
1 Leather Lane
London
EC1N 2TD

Proposal:
Alterations to shop front including relocation of entrance door.

Drawing Nos: Site location plan, block plan, Design & Access Statement 01.02.18,
(VD55.DC01.)AP01, AP02 revB, B10 revA, B11 revB, B12

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 Site location plan, block plan, Design & Access Statement 01.02.18, (VD55.DC01.)AP01, AP02 revB, B10 revA, B11 revB, B12.

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

The proposed development seeks to relocate the entrance door from the middle to the side of the existing glazed shopfront. The proposed alterations, in terms of design, location and materials are considered appropriate. They are typical of a modern building in the commercial locality at the junction of Leather Lane and Holborn, where the shop fronts are set back from the main street frontage beneath the overhang of the host building and limits the impact on the character of the immediate locality. As such, they are not considered harmful to the character or appearance of the host building, street scene or the surrounding Hatton Garden Conservation Area. Furthermore, the proposed entrance would meet the minimum clear door width requirements and provide level access which is welcomed.

Whilst the development will have some impact in terms of light spill from the glazed shop front, given the minor nature of the proposed works they are not considered to harm the amenity of any adjoining occupiers in terms of outlook, loss of privacy or light spill.

No objections have been received prior to making this decision and the site's planning history has been 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 A1, C5, C6, D1, D2 and D3 and of the London Borough of Camden Local Plan 2017. The proposed development also accords with the policies of 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.

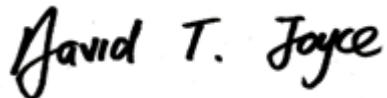
- 4 If a revision to the postal address becomes necessary as a result of this development, application under Part 2 of the London Building Acts (Amendment) Act 1939 should be made to the Camden Contact Centre on Tel: 020 7974 4444 (Street Naming & Numbering) Camden Town Hall, Argyle Street, WC1H 8EQ.

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

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