

Application ref: 2017/6567/P
Contact: Charlotte Meynell
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Date: 20 June 2018

Development Management
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HK Interiors Ltd
Unit D2
Centenary Works
150 Little London Road
Sheffield
S80UJ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
110 Hatton Garden
London
EC1N 8LY

Proposal:
Installation of replacement shopfront with roller shutter to retail unit (Class A1).
Drawing Nos: HK3193-01 Rev. B; Site Location Plan; Design and Access Statement (prepared by HK Interiors Ltd; dated 16/11/2017); View of shopfront during hours of operation - V03; View of shopfront outside hours of operation - V03.

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 policies 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 HK3193-01 Rev. B; Site Location Plan; Design and Access Statement (prepared by HK Interiors Ltd; dated 16/11/2017); View of shopfront during hours of operation - V03; View of shopfront outside hours of operation - V03.

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

Informative(s):

- 1 Reasons for granting permission.

The replacement shopfront would be of a traditional hardwood design, with veneered stallriser and fascia with shadow feature in dark grey, and would introduce a recessed central lobby entrance with window displays to either side. The introduction of recessed entrances is usually discouraged as their potential to attract anti-social behaviour necessitates the installation of external security shutters, which are typically resisted due to their unsightly appearance, and their potential to attract graffiti and generate fear of crime.

However, in this instance the proposed shopfront is considered to be acceptable as it would replace an existing non-historic aluminium and glazed shopfront and would be in keeping within the design of the majority of neighbouring shopfronts along Hatton Garden, thus contributing to a cohesive streetscape appearance. The introduction of a recessed shopfront with external security shutter at this site would therefore not be a guide to the design of shopfronts elsewhere.

The proposal has been revised to narrow the proposed roller shutter to secure the recessed central lobby entrance only, and it would have a solid lower part (approx. 1.0m high) with a brick-bond style open grille design above. This is considered acceptable as the lower part of the shutter would be of a similar height to the stallriser, whilst the open upper part would allow light and natural surveillance onto the street, and the surrounding shop displays would remain uncovered and visible from the street. The shutter box would be concealed in the fascia panel and would not be visible when open, and the shutter itself would be powder coated brown to closely match the colour of the hardwood façade when closed.

The replacement shopfront would also facilitate level access into the shop from the street by introducing a ramped entrance.

On balance it is therefore considered that the proposed shopfront would preserve and enhance the character and appearance of the streetscene and the Hatton Garden Conservation Area.

No objections were received prior to making this decision. The site's planning

history and relevant appeal decisions were 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 Area) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposed development is in general accordance with policies C5, C6, D1, D2 and D3 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016; and the National Planning Policy Framework 2012.

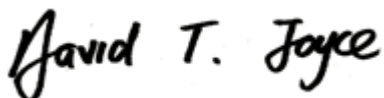
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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



David Joyce
Director of Regeneration and Planning