

Application ref: 2018/2367/P
Contact: Stuart Clapham
Tel: 020 7974 3688
Date: 2 July 2018

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE
Phone: 020 7974 4444
camden.gov.uk
planning@camden.gov.uk
www.camden.gov.uk

KG Creative Consultancy
Birdhurst Lodge
77 Wray Park Road
Reigate
RH2 0EQ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Basement And Ground Floor
67 Farringdon Road
London
EC1M 3JB

Proposal:
Change of use of basement and ground floor from estate agent (A2) to offices (B1)

Drawing Nos: Site Location Plan, Existing, Proposed

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 The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan, Existing, Proposed.

Reason:

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

Informative(s):

1 Reasons for granting permission.

The proposal is for change of use of the ground and basement levels of the property from use class A2 to B1. No associated external physical changes form part of this application. Both the current and proposed use classes for the site would be considered town centre uses, with the current estate agency having similar functional characteristics to the office use proposed. As such, the loss of A2 space is not considered to affect the character, function, vitality and viability of the Hatton Garden Specialist Shopping Area. The provision of office space would be appropriate for this central London location, particularly considering that the site would provide employment space suitable for small and medium businesses.

No objections have been received at the time of determining this application. The planning history of the site has been taken into account when making this decision.

Considerable importance and weight has been attached to the harm 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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013

As such the proposal is considered in accordance with policies TC1, TC4, E1 and E2 of the London Borough of Camden Local Plan 2017 and the Hatton Garden Conservation Area Appraisal and Management Plan 2017. It is also in general accordance with the London Plan 2016 and the National Planning Policy Framework 2012.

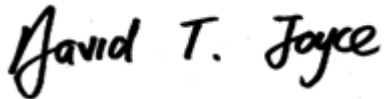
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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.

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 informal style.

David Joyce
Director of Regeneration and Planning