

Application ref: 2018/0829/P
Contact: Thomas Sild
Tel: 020 7974 3686
Date: 24 July 2018

Development Management
Regeneration and Planning
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HK Interiors Ltd
Unit D2
Centenary Works
150 Little London Road
Sheffield
S8 0UJ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
29 Hatton Garden
LONDON
EC1N 8DA

Proposal:

Erection of a replacement shopfront including installation of a security shutter and retractable external blind; Installation of air conditioning unit to rear
Drawing Nos: Site Location Plan, Environmental Noise Survey and Noise Impact Assessment Report 1100.02, HK3280-01, HK3280-02, HK3280-03 Rev A, HK3280-04
Proposed shutter detail drawing showing 100mm openings

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, Environmental Noise Survey and Noise Impact Assessment Report 1100.02, HK3280-01, HK3280-02, HK3280-03 Rev A, HK3280-04 Proposed shutter detail drawing showing 100mm openings

Reason:

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

- 3 The external noise level emitted from plant, machinery or equipment at the development hereby approved shall be lower than the lowest existing background noise level by at least 10dBA, by 15dBA where the source is tonal, as assessed according to BS4142:1997 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity.

Reason: To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by noise from mechanical installations/ equipment in accordance with the requirements of policy A4 of the London Borough of Camden Local Plan 2017

Informative(s):

- 1 Reasons for granting permission.

The proposal is to replace an existing shopfront considered to be of poor townscape merit. The replacement shopfront incorporates a central recessed lobby entrance, characteristic of jewellery shops. Canvas sun blinds are a common feature of shops along Hatton Garden and serve to reinforce the jewellery retail character of the street. As such the proposed canvas blind is acceptable in this context. Through the use of traditional shopfront features, forms and materials, the proposed design is considered to be an enhancement to the host building and surrounding conservation area.

The proposals include the provision of a brick lathe type external security shutter. The use of solid external shutters on shopfronts is resisted in the borough due to their negative impact on the streetscape and impact on perceptions of crime, however it is considered that the heightened security concerns of the jewellery business justifies the use of a brick lathe roller grille shutter in this instance, given that the proposed shutter type allows a good level of visibility to the high quality shopfront behind. The proposed shutter design was revised to provide larger openings, and increase visibility.

By reason of its siting and nature, the proposal would not give rise to any amenity impacts for neighbouring residential occupants.

No objections have been received prior to coming to this decision. The site's planning history was taken into account when assessing the proposal. 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 D1, D2 and D3 of the Camden Local Plan 2017. The proposed development also accords with policies of The London Plan 2016 and the National Planning Policy Framework 2012.

The proposed replacement shopfront would maintain the existing character of the current shopfront, adding an additional separate entrance door for access to the upper floors. The proposed design provides timber stall risers, mullions and transom lights in a traditional style appropriate to the host building's age and architectural style. The design and materials serve to preserve the character of surrounding conservation area.

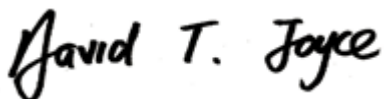
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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



David Joyce
Director of Regeneration and Planning