

Application ref: 2018/3014/P  
Contact: Alyce Keen  
Tel: 020 7974 1400  
Date: 20 August 2018

**Development Management**  
Regeneration and Planning  
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Zanoply Ltd  
Building 3 Chiswick Park  
566 Chiswick High Road  
London  
W4 5YA

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**26-29 St Cross Street**  
**London**  
**EC1N 8UH**

Proposal:  
Alterations to the front elevation at ground floor (Use Class B1(a)).

Drawing Nos: TTC-A-CD-100-GF; TTC-A-CD-100-MF; TTC-A-CD-300-Front.  
TTC-A-CD-101-GF; TTC-A-CD-101-MF; TTC-A-CD-201-BB; TTC-A-CD-301.  
Supporting Imagery.  
Design & Access Statement prepared by Zanoply dated 26/06/2018.  
Heritage Statement prepared by Zanoply dated 26/06/2018.

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:  
TTC-A-CD-100-GF; TTC-A-CD-100-MF; TTC-A-CD-300-Front.  
TTC-A-CD-101-GF; TTC-A-CD-101-MF; TTC-A-CD-201-BB; TTC-A-CD-301.  
Supporting Imagery.  
Design & Access Statement prepared by Zanoply dated 26/06/2018.  
Heritage Statement prepared by Zanoply dated 26/06/2018.

Reason:

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

- 3 Before the relevant part of the work is begun a detailed drawing and sample of the red tiles hereby approved shall be submitted to and approved in writing by the local planning authority. The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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.

Informative(s):

- 1 Reasons for granting permission.

The proposed material change from the marble to a red tile is considered acceptable. Overall the proposed alterations, in terms of design, location and materials are considered acceptable and will preserve and enhance the appearance of the host building and the character of the Hatton Garden Conservation Area. The plans include film applied internally to the windows on the elevation, however this does not require planning permission as it is applied internally.

Given the minor nature of proposed works, they are not considered to harm the amenity of any adjoining residential occupiers in terms of outlook, privacy or light spill.

No objections have been received as a result of the statutory consultation. The site's planning history has been taken into account when coming to 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 proposed development is in general accordance with policies A1, D1 and D2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with The London Plan 2016 and the Revised National

Planning Policy Framework.

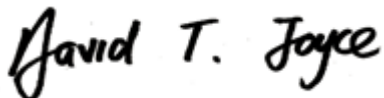
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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 This permission is solely giving consent for the alterations to the front elevation and not any uses within the building.

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