

Application ref: 2018/3159/P
Contact: Laura Hazelton
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Date: 24 August 2018

Development Management
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Planning Potential Ltd.
Magdalen House
148 Tooley Street
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SE1 2TU

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
O/S 17 Charterhouse Street
London
EC1N 6RA

Proposal:
Installation of 3 no. security bollard on the footway.

Drawing Nos: P17-059 A 07 SIT 11 rev P1, P17-059 A-05-EVE-03 rev P01, P17-059 A-07-ELE-32 rev P1, P17-059 A-07-ELE-31 rev P1 and cover letter dated 3 July 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: P17-059 A 07 SIT 11 rev P1, P17-059 A-05-EVE-03 rev

P01, P17-059 A-07-ELE-32 rev P1, P17-059 A-07-ELE-31 rev P1 and cover letter dated 3 July 2018.

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

Informative(s):

1 Reasons for granting permission.

The proposed bollards are required following the refurbishment and extension of 17 Charterhouse Street which is the historic headquarters of De Beers, the international mining and diamond trading company.

The proposed bollards would be located on a narrow strip of private forecourt adjacent to the public highway, set back behind the external doors which would help ensure they would not present a trip hazard to pedestrians. Although they would introduce an element of additional street clutter which the Council generally seeks to avoid, they are not considered to have a significant impact on pedestrian amenity, comfort and safety. Furthermore, given the occupant of 17 Charterhouse Street, their importance to the Hatton Garden area, and the necessity of the bollards for security reasons, the proposals are considered acceptable in this instance.

Visually, the bollards would be a minor alteration which would not cause harm to the character and appearance of the streetscene or this part of the Hatton Garden Conservation Area.

Due to the location and nature of the proposals, and the distance to the nearest residential occupant, they are not considered to cause harm to neighbouring amenity in terms of daylight, outlook or privacy.

No objections have been received prior to the determination of this application.

The planning history of the site 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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposed development is in general accordance with policies A1, D1, D2 and T1 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2018.

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

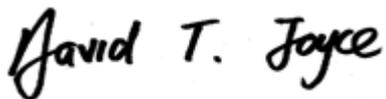
Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing 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 slanted style.

David Joyce
Director of Regeneration and Planning