

Application ref: 2018/3462/P
Contact: Gideon Whittingham
Tel: 020 7974 5180
Date: 5 December 2018

Development Management
Regeneration and Planning
London Borough of Camden
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www.camden.gov.uk/planning

HK Interiors Ltd
Unit 2d, 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:

**25 A Hatton Garden
London
EC1N 8BN**

Proposal:

Sub-divide existing retail unit (A1) to form 2No. retail units at basement and ground floor levels with associated shopfront alterations

Drawing Nos: Site location plan; Existing Basement Layout Rev A; Existing Ground Floor Layout Rev A; Existing Elevations Rev A; Proposed Basement Layout Rev A; Proposed Ground Floor Layout Rev B; Proposed Shopfront Elevations Rev C; Section A-A Rev B.

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 [Site location plan; Existing Basement Layout Rev A; Existing Ground Floor Layout Rev A; Existing Elevations Rev A; Proposed Basement Layout Rev A; Proposed Ground Floor Layout Rev B; Proposed Shopfront Elevations Rev C; Section A-A Rev B]

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

Informative(s):

- 1 Reasons for granting permission.

Planning permission is sought for alterations to the shopfront including creating an additional entrance, in connection with the sub-division of an existing retail unit (Use Class A1) of 202sqm to form two separate retail units (Use Class A1) of 101sqm and 101sqm, each with ground and basement floor levels.

The element which relates to the sub-division of an existing retail unit does not constitute development requiring planning permission, defined in section 55 of the Town and Country Planning Act 1990.

The proposal is to alter a section of an existing shopfront, not considered a shopfronts of merit, to introduce an aluminium framed additional entrance within an existing opening and a stepped entrance (due to site topography). In context with the existing main shopfront, the proposed alterations and materials to match are considered appropriate to the host building and surrounding Hatton Garden conservation area.

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

The planning history of the site has been taken into account when coming to this decision. No comments were received during the course of this application.

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 D1, D2, D3, C6 and TC2 of the Camden Local Plan 2017. The proposed development also accords with policies of The London Plan 2016 and the National Planning Policy Framework 2018.

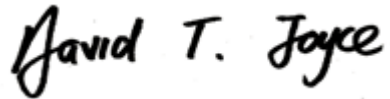
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 3 This consent is without prejudice to, and shall not be construed as derogating from, any of the rights, powers, and duties of the Council pursuant to any of its statutory functions or in any other capacity and, in particular, shall not restrict the Council from exercising any of its powers or duties under the Highways Act 1980 (as amended). In particular your attention is drawn to the need to obtain permission for any part of the structure which overhangs the public highway (including footway). Permission should be sought from the Council's Engineering Service Network Management Team, Town Hall, Argyle Street WC1H 8EQ, (tel: 020 7974 2410) or email highwayengineering@camden.gov.uk.
- 4 This permission is granted without prejudice to the necessity of obtaining consent under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007. Application forms may be obtained from the Council's website, www.camden.gov.uk/planning or the Camden Contact Centre on Tel: 020 7974 4444 or email env.devcon@camden.gov.uk.
- 5 If a revision to the postal address becomes necessary as a result of this development, application under Part 2 of the London Building Acts (Amendment) Act 1939 should be made to the Camden Contact Centre on Tel: 020 7974 4444 or Environment Department (Street Naming & Numbering) Camden Town Hall, Argyle Street, WC1H 8EQ.
- 6 The correct street number or number and name must be displayed permanently on the premises in accordance with regulations made under Section 12 of the London Building (Amendments) Act 1939.
- 7 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 paragraph 38 of the National Planning Policy Framework 2018.

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