

Application ref: 2018/1816/P
Contact: Tony Young
Tel: 020 7974 2687
Date: 16 December 2018

Development Management
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Art & Design Connection Ltd
202 Oakleigh Road North
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

46 Hatton Garden
London
EC1N 8PN

Proposal:

Installation of replacement shopfront, including installation of security shutters and CCTV camera.

Drawing Nos: Site location plan; 116; 001-AJ, 002-AJ, 003-AJ, 004-AJ; Shutter type image; Marble sample (Nero Marquena); CCTV manufacturer's specification (model EasyIP-3.0).

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 policy 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; 116; 001-AJ, 002-AJ, 003-AJ, 004-AJ; Shutter type image; Marble sample (Nero Marquena); CCTV manufacturer's specification (model EasyIP-3.0).

Reason:

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

Informative(s):

- 1 Reasons for granting permission:

The replacement shopfront would be an aluminium framed design, powder coated black, with Nero Marquena stone stallrisers and toughened laminated glass panels to the windows and entrance door. A CCTV camera and external security shutters at front and side would also be installed to provide additional security measures to the new jewellery shop. The replacement shopfront would continue to facilitate level access into the shop from the street.

The installation of external security shutters are typically resisted due to their unsightly appearance, and potential to attract graffiti and generate fear of crime. However, external security shutters are common within the Hatton Garden jewellery sector, forming part of the established character. Under these particular circumstances, the proposals are considered to be in keeping with the prevailing pattern and appearance of the streetscene, and would not therefore provide a precedent for the installation of external shutters elsewhere within the borough.

Furthermore, and following Council advice, the proposed roller shutter would have a solid lower part (approximately 0.7m high) with a brick-bond style open grille design above. This is considered acceptable as the lower part of the shutter would be of a similar height to the stallriser, whilst the open upper part would allow light and natural surveillance onto the street, and the surrounding shop displays would remain uncovered and visible from the street. The shutter box would also be integrated into the design of the replacement shopfront by virtue of being concealed behind the fascia panel and would not be visible when open. The shutter itself would be a powder coated black colour to closely match the colour of the proposed façade itself when closed, so further minimising its visibility.

Concerns were also initially raised with regard to the proposed facing materials and the extension of this material beyond the shopfront limits onto a side wall. Following Council advice amended drawings were received confirming a change in facing materials to black Nero Marquena marble which would only be fixed within the limits of the shopfront itself. These amendments are

considered to be acceptable.

On balance, it is therefore considered that the proposed shopfront alterations are appropriate for this location in terms of their design, scale, colour and materials used, particularly as they involve the replacement of an existing non-historic shopfront. The alterations would be in keeping with the commercial identity of the jewellery sector in accordance with Council policies and guidelines and would preserve the character and appearance of the streetscene and wider Hatton Garden Conservation Area, and as such, are acceptable.

Due to the minor nature of the proposals, there are no amenity concerns to any adjoining residential occupiers in terms of loss of natural light, outlook, enclosure or privacy.

The site's planning and appeals history has been taken into account when coming to this decision. No objections have been received following statutory consultation.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Hatton Garden Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Area) 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, C5, C6, D1, D2 and D3 of the Camden Local Plan 2017, the London Plan 2016, and the National Planning Policy Framework 2018.

- 2 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.
- 3 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).
- 4 The applicant is advised that proposals to display non-illuminated signage as shown on the submitted drawings (and as proposed in the associated advertisement consent application ref. 2018/1817/A) are considered to benefit from deemed advertisement consent, as defined by Schedule 3, Part 1, Class 5 of the Town and Country Planning (Control of Advertisements) Regulations 2007, and therefore do not require formal determination by the local authority in

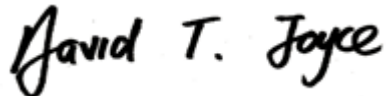
the form of an advertisement consent application. The case file will therefore be closed for this application.

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