

Application ref: 2018/5028/P
Contact: Samir Benmbarek
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Date: 2 May 2019

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Cunnane Town Planning
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:

67-74 Saffron Hill
London
EC1N 8QX

Proposal: Erection of additional storey at fifth floor level and erection of additional storey at second floor level (rear/Onslow Street side) to office building (Use B1a)

Drawing Nos: 1815/100A; 1815/101; 1815/102; 1815/103; 1815/110; 1815/111; 1815/112; 1815/113; 1815/114; 1815/199; 1815/200B; 1815/210; 1815/211; 1815/212B; 1815/214C; 1815/214D.

The Council has considered your application and decided to **refuse** planning permission for the following reason(s):

Reason(s) for Refusal

- 1 The proposed development, by reason of the fifth floor extension, would result in a material level of harm through loss of outlook and an increased sense of enclosure to adjacent occupiers at No. 60-66 Saffron Hill, contrary to policy A1 (Managing the impact of development) of the London Borough of Camden Local Plan 2017.
- 2 The proposed development, in the absence of a legal agreement to secure 50% of the additional floorspace as jewellery workshop use, would fail to promote the inclusion of jewellery workshop space in a mixed-use scheme, which is a priority of the Local Plan in the Hatton Garden area, contrary to policies G1 (Delivery and

location of growth), H2 (Maximising the supply of self-contained housing from mixed-use schemes) and DM1 (Delivery and monitoring) of the London Borough of Camden Local Plan 2017.

- 3 The proposed development, in the absence of a legal agreement securing necessary highway works, would fail to secure adequate provision for and safety of pedestrians, cyclists and vehicles, contrary to policies A1 (Managing the impact of development), T1 (Prioritising walking, cycling and public transport) and DM1 (Delivery and monitoring) of the Camden Local Plan 2017.
- 4 The proposed development, in the absence of a legal agreement securing a Construction Management Plan (CMP) and associated CMP Implementation Support Contribution, would be likely to give rise to conflicts with other road users, and be detrimental to the amenities of the area generally, contrary to policies A1 (Managing the impact of development), T4 (Promoting the sustainable movement of goods and materials) and DM1 (Delivery and monitoring) of the Camden Local Plan 2017.

Informative(s):

- 1 Without prejudice to any future application or appeal, the applicant is advised that reasons for refusal number 2, 3 and 4 could be overcome by entering into a Section 106 Legal Agreement for a scheme that was in all other respects acceptable.

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 2019.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Daniel Pope
Chief Planning Officer