

(FAO: Richard Hillebron)  
Slaughter and May  
35 Basinghall Street  
London  
EC2V 5DB

Application Ref: **PSX0105374**  
Please ask for: **Hannah Baker**  
Telephone: 020 7974 **2078**

03 July 2019

Dear Sir/Madam

## **DECISION**

Town and Country Planning Acts 1990 (as amended)  
Town and Country Planning (General Development Procedure) Order 1995  
Town and Country Planning (Applications) Regulations 1988

### **Full Planning Permission Granted Subject to a Section 106 Legal Agreement**

Address:

**New Garden House,  
71-78 Hatton Garden  
5-7 St Cross Street &  
28-38 Leather lane  
London  
EC1N 8LD**

Proposal:

Part demolition of New Garden House and extension into existing car park for B1 use, external refurbishment involving alterations to elevations and new entrance, change of use of 28-38 Leather Lane from B1 to ground floor A1 retail with residential above, installation of new plant equipment.

Drawing Nos: Environmental Guide.

BRE Daylighting and Sunlighting study, Transport Impact Statement, Archaeological Assessment,

097.01, 098.02, 099.03, 120, 121, 122, Schedule of current occupiers, Acoustic Report  
11th June 2001

058/C, 060/C, 062/B, 063/A, 064/A, 065/A, 066/A, 067/B, 068/C, 069, 070/A, 071, 080, 081,  
089, 090,

030, 031, 032, 033, 034, 035, 036, 037, 038, 050/C, 051/C, 052/C, 053/B, 054/B, 055/B,



056/A, 057/A,  
PL001/A, 010, 011, 012, 013, 014, 015, 016, 017, 018, 020, 022, 023, 024, 025, 026, 027,

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 five 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 No development shall take place until the applicant has secured the implementation of a program of archaeological investigation which has been submitted by the applicant and approved by the Council. The development shall only take place in accordance with the detailed scheme pursuant to this condition. The archaeological works shall be carried out by a suitably qualified investigating body acceptable to the Council.

Reason: Important archaeological remains may exist on this site. Accordingly the Council wishes to secure the provision of archaeological investigation and the subsequent recording of the remains prior to development in accordance with the requirements of policies EN41 and EN42 of the London Borough of Camden Unitary Development Plan 2000.

- 3 No development shall take place until full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the Council. Such details shall include details of any proposed earthworks including grading, mounding and other changes in ground levels. The approved scheme should be implemented prior to first occupation of the building and maintained in the approved form.

Reason: To enable the Council to ensure a reasonable standard of visual amenity in the scheme in accordance with the requirements of policies EN15, and EN35 of the London Borough of Camden Unitary Development Plan 2000.

- 4 All hard and soft landscaping works shall be carried out to a reasonable standard in accordance with the approved landscape details by not later than the end of the planting season following completion of the development or any phase of the development whichever is the sooner. Any trees or areas of planting which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the Council gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a satisfactory standard of visual amenity in the scheme in

accordance with the requirements of policies EN15, EN31 and EN35 of the London Borough of Camden Unitary Development Plan 2000.

- 5 Before the use commences, the air-condition plant shall be provided with acoustic isolation and sound attenuation in accordance with a scheme to be first approved by the Council. The acoustic isolation shall thereafter be maintained in effective order to the reasonable satisfaction of the Council.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies RE2, EN5, EN6 and DS6 of the London Borough of Camden Unitary Development Plan 2000.

- 6 No process shall be carried on or machinery installed which is not as such as could be carried on or installed in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit.

To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of RE2 of the London Borough of Camden Unitary Development Plan, March 2000.

- 7 Noise levels at a point 1 metre external to sensitive facades shall be at least 5dB(A) less than the existing background measurement (LA90) expressed in dB(A) when all plant/equipment are in operation. Where it is anticipated that any plant/equipment will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are any distinct impulses (bangs, clicks, clatters, thumps) special attention should be given to reducing the noise levels from that piece of plant/equipment at any sensitive façade at least 10dB(A) below the LA90, expressed in dB(A).

To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of RE2 of the London Borough of Camden Unitary Development Plan, March 2000.

- 8 The development shall be constructed in strict accordance with the drawings hereby approved or drawings, which are subsequently approved pursuant to conditions, which are attached to this planning permission.

To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies EN1, EN13 and EN31 of the London Borough of Camden Unitary Development Plan, March 2000.

- 9 The details of the elevations and facing materials to be used on the building (including a full sample panel) shall not be otherwise than have been submitted to and approved by the Council before any work on site is commenced.

To ensure that the council maybe satisfied with the external appearance of the building in accordance with policies EN1, EN13 and EN31 of the London Borough of Camden Unitary Development Plan, March 2000.

- 10 The retail floorspace hereby approved shall not be used for any purpose falling within Class A3 of the Schedule of the Town and Country Planning (Use Classes) Order, 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order.

To prevent the unauthorised use of the retail floorspace for any purposes specifically excluded from Class A1 of the Schedule of the said Use Classes Order in accordance with the requirements of policy SH3 of the London Borough of Camden Unitary Development Plan, March 2000.

11 Details of the following shall be submitted to and approved in writing by the Council prior to the commencement of works on site:

- a. Typical glazing details for all new windows and glazed areas at 1:20 including sections and elevations
- b. Details of the front entrance at 1:20 including elevation and section
- c. Typical details of the pavement lights at 1:20
- d. Details of the plant screening including elevations and sections shall be submitted at 1:20. The plans shall be fully annotated with regards to proposed materials.

To ensure that the Council may be satisfied with the external appearance of the building in accordance with policies EN1, EN13 and EN31 of the London Borough of Camden Unitary Development Plan, March 2000.

12 The areas shown for cycle parking and the associated shower facilities, within both the office and residential blocks, shall be maintained and retained for that purpose only, unless otherwise agreed in writing by the Council.

To ensure that the Council may be satisfied that cycle facilities are provided within the complex in accordance with policies TR22 and DS8 of the London Borough of Camden Unitary Development Plan, March 2000.

Informative(s):

- 1 This site is within an area of archaeological significance/archaeological potential where development is likely to result in the destruction of ancient remains. Your attention is drawn to the British Archaeologists and Developers Liaison Group Code of Practice agreed by the British Property Federation and the Standing Conference of Archaeological Unit Managers. The Council recognises and endorses this Code and will expect the developer and approved archaeological organisations to abide by its provisions.
- 2 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted.
- 3 The contractors are advised to follow the guidelines contained within the Considerate Contractors Manual.
- 4 You are advised that a separate planning application will be required for any external modifications looking to provide additional access points within the proposed new shopfront on Leather Lane.
- 5 You are reminded that any proposed shop fascia signs may need separate advertisement consent.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully

Environment Department  
(Duly authorised by the Council to sign this document)