

Application ref: 2019/2596/P  
Contact: Kate Henry  
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Date: 24 July 2019

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
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Lichfields  
14 Regents Wharf  
All Saints Street  
London  
N1 9RL  
United Kingdom

Dear Sir/Madam

### **DECISION**

Town and Country Planning Act 1990 (as amended)

#### **Full Planning Permission Granted**

Address:

**Hatton Garden Business Centre**  
**16-16a Baldwin's Gardens and 31-37 Leather Lane**  
**London**  
**EC1N 7RJ**

Proposal:

Change of use of part of ground floor from restaurant (Class A3) to office (Class B1a)

Drawing Nos: 203\_A\_P\_001\_01 Rev 02; 203\_A\_P\_210\_213 Rev 01;  
203\_A\_P\_110\_11 Rev 04; 203\_A\_P\_210\_03 Rev 01; 203\_A\_P\_110\_01 Rev 04;  
Planning Statement, dated May 2019.

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: 203\_A\_P\_001\_01 Rev 02; 203\_A\_P\_210\_213 Rev 01; 203\_A\_P\_110\_11 Rev 04; 203\_A\_P\_210\_03 Rev 01; 203\_A\_P\_110\_01 Rev 04; Planning Statement, dated May 2019.

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

Informative(s):

## 1 Reasons for granting

This application seeks to change the use of part of the ground floor from restaurant use (Class A3) to office use (Class B1a). Planning permission was previously granted for a change of use of the same floorspace from retail use (Class A1) to restaurant use (Class A3) (as well as other changes within the building - reference 2016/3239/P, dated 19/12/2017) and at that time it was noted that the proposal complied with the Council's policies for the Leather Lane Neighbourhood Centre insofar as more than 50% of the ground floor units in the centre would remain lawfully in Class A1 use; however, the proposal would fail to meet the policy requirement for no more than 25% of premises being in food, drink and entertainment uses; and no more than 2 consecutive food, drink and entertainment uses.

The loss of the restaurant would be beneficial in terms of reducing food, drink and entertainment uses in the Neighbourhood Centre (which already has an abundance of such uses) and Policies E1 and E2 both support the provision of office (Class B1a) floorspace, especially in Central London. It is not considered that the proposals would harm the function, character or success of the Neighbourhood Centre, in line with Policy TC2, and the principle of development is therefore considered to be acceptable.

The proposal would not involve any external changes to the building. As such, it is not considered that the proposal would cause undue harm to the character and appearance of the wider area, including the Hatton Garden Conservation Area.

Policy A1 of the Local Plan seeks to protect residential amenity. It is not considered that the proposed change of use would cause undue harm to the residential amenities of nearby properties. The use of the space as office space is likely to cause less impacts than a restaurant use.

It is not considered that the proposal would raise any transport concerns. The application site is within a sustainable location with good links to public transport. Cycle parking is already provided at the application site. There is no car parking associated with the site as the wider building was secured as car-free under planning permission ref. 2010/0646/P.

No objections have been raised in relation to the works. The application site's planning history and relevant appeal decisions were taken into account when coming to this decision.

Considerable importance and weight has been attached to the harm and

special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under and s.72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

The proposed development is in general accordance with Policies G1, A1, D1, D2, E1, E2, TC2, T1 and T2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016; and the provisions of the National Planning Policy Framework 2012.

- 2 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 3 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

- 4 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).
- 5 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](http://www.camden.gov.uk/planning) or the Camden Contact Centre on Tel: 020 7974 4444 or email [env.devcon@camden.gov.uk](mailto:env.devcon@camden.gov.uk).

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

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name and title.

Daniel Pope  
Chief Planning Officer