

Application ref: 2019/3077/P
Contact: Samir Benbarek
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Date: 9 August 2019

Development Management
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Lichfields
Helmont House
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

12-16 Laystall Street
London
EC1R 4PF

Proposal:

Alterations at front elevation to include replacement windows, doors and ground floor frontage to office building (Use B1a)

Drawing Nos: 2148: A50X; A90X; A95X; A100X; A105X; A200X; A300X; A400X; A405X; A500X; Design and Access Statement by DMFK Architects 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 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:

2148: A50X; A90X; A95X; A100X; A105X; A200X; A300X; A400X; A405X; A500X; Design and Access Statement by DMFK Architects dated May 2019.

Reason:

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

- 4 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

a) Manufacturer's specification details of the green brick slip panelling (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

b) Manufacturer's specification details of the proposed windows (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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.

Informative(s):

- 1 Reasons for granting permission:

The proposed alterations to the front elevation of the application building are considered appropriate for the age and style of the building. The replacement crittal-style windows on the upper floors are considered sympathetic to the building and bears resemblance to the window detail of the purpose built residential blocks opposite as well as a number of commercial buildings within the vicinity. The window openings would not be enlarged or altered. The existing facing material of red brickwork on the upper floors would be retained and the existing metal juliet balconies would be removed as part of the proposed works.

At ground floor level, the existing grey render would be replaced with green brick slip panelling; the existing window replaced with slim line crittal style windows; and the entrance and bin store doors replaced with doors with a

matching glazing arrangement to the replacement windows. Further details of the brick slip panelling and windows would be secured by condition to ensure high quality detailing that preserves and enhances the character and appearance of the conservation area.

The proposed strip lighting above the entrance is also considered acceptable and declutters the building of various smaller pieces of external lighting.

Overall, the proposed alterations at front elevation to the building and considered to preserve and enhance the character and appearance of the application building and the wider Hatton Garden conservation area, which consists of a heavy commercial and light industrial character and identity.

Due to the minimal physical scale of the works, it is considered that the proposal would not impact upon the amenity of adjoining residential occupiers.

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

Therefore, the proposed development is in general accordance with policies A1, D1 and D2 of the London Borough of Camden Local Plan 2017. The development also accords with the London Plan 2016 and the National Planning Policy Framework 2019.

- 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).

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', written in a cursive style.

Daniel Pope
Chief Planning Officer