

Application ref: 2019/4359/P
Contact: Obote Hope
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Date: 18 October 2019

Development Management
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Iceni Projects
Da Vinci House
44 Saffron Hill
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**84 Hatton Garden
London
EC1N 8JR**

Proposal: Details of the location and extent of photovoltaic cells pursuant to condition 7 of planning permission 2015/1925/P dated 03/12/2015 for: erection of 3 to 8 storey plus basement building comprising retail unit (Class A1) at ground floor level, jewellery workshop (Class B1c) at lower ground floor level, and serviced apartments (Class C1) above, following demolition of upper floors (1st -5th) of existing building as varied by planning permission 2016/1647/P dated 04/07/2016 for the change use within Class C1 from serviced apartments to hotel and associated minor external alterations to the facades of the building.

Drawing Nos: SP005; htg lp 001; pl 105 REVA; Cover Letter from ICENI dated 23 August 2019 and Energy Statement no date.

The Council has considered your application and decided to grant approval of details.

Informatives:

- 1 Reasons for granting approval.

Condition 7 of permission 2015/1925/P requires details of the location and extent of photovoltaic cells.

The proposed 20 x photovoltaic cells on the flat roof of this new block are appropriately located in accordance with the original intentions of the approved scheme. Their setback from the edges and a minimum of 500mm upstands will have minimal visual impact on the appearance of the host building and

surroundings, given their location and context.

The energy strategy submitted with the planning application indicated potential roof space for 52sqm of panels, yielding 20% reduction in site wide emissions. The submitted data show that the PV panels will contribute to supplying 6KwP (roughly 60% of the expected figure in the Energy Strategy). The roof plan indicates access hatches and additional limitations on the placement of panels which were not identified at the planning stage. It is considered that on balance the proposals have made best use of the available roof space and are considered acceptable.

The site's planning history and relevant appeal decisions were taken into account when coming to this decision. The full impact of the proposed development has already been assessed. The details submitted have been assessed in relation to the approved scheme, the site and its surroundings.

As such, the proposed development is in general accordance with policy CS13, CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 2 You are advised that all conditions relating to planning permission 2015/1925/P granted on 03/12/2015, which need details to be submitted, have been approved.

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