

Application ref: 2019/5156/P
Contact: Emily Whittredge
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Date: 11 February 2020

Development Management
Regeneration and Planning
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London
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Iceni Projects
Da Vinci House
44 Saffron Hill
London
EC1N 8FH

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

84 Hatton Garden
London
EC1N 8JR

Proposal:

Installation of new shopfront and reconfiguration of ground floor level including changes to the hotel (Use Class C1) access and retail (Use Class A1) unit layout.

Drawing Nos: Site Location Plan, HGH P 03, HGH E 01, HGH E P1 Rev H, HGH-E 02, HGH P 02 Rev D, HGH P01 Rev G. Planning Statement (Iceni, Oct 2019), Design and Access Statement 10/2019/v1.

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 policies 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: Site Location Plan, HGH P 03, HGH E 01, HGH E P1 Rev H, HGH-E 02, HGH P 02 Rev D, HGH P01 Rev G.

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

Informative(s):

- 1 Reasons for granting permission.

The proposed development includes changes to the ground floor layout to provide an enlarged hotel reception area and relocated retail space, along with alterations to the shopfront. The proposal does not include a material change of use of the premises. The retail area will be reconfigured and reduced in size resulting in the loss of 6.9 sq.m of storage space. The shop unit would be reduced in size from 27.88 sq. m to 22.5 sq.m. No jewellery workshop space would be affected, and the loss of 5.3 sq. m of floor space would not have a harmful impact on the usability of the retail floorspace and in this instance would be considered acceptable.

Given that the retail unit will be retained, the proposal is acceptable in policy terms. The reduction in size of the unit has been justified by the applicant in terms of changing consumer habits. As such, the proposed alterations are compatible with policies for the Hatton Garden area. The retail unit will still be accessed from the shop frontage, with an additional access door from the hotel reception being added.

The proposed changes to the shopfront are sympathetic to the appearance of the host building, and high quality contemporary materials are proposed. As such, the development will enhance the appearance of the Hatton Garden Conservation Area and is welcomed.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013. The design of the proposed alterations would not cause harm to the character and appearance of the Hatton Garden Conservation Area.

There are no transport implications for this modest proposal and there will be no impact on local archaeology or residential amenity. No objections have been received, and the planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1,

D1, D2, D3, T1, T2 and TC1 of the London Borough of Camden Local Plan 2017 The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2019.

- 2 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).
- 3 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.
- 4 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.
- 5 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)


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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 written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer