

Application ref: 2018/2839/P  
Contact: Ben Farrant  
Tel: 020 7974 6253  
Date: 28 February 2020

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
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Mario Pilla  
Mario Pilla Architects Ltd  
50 Tollington park  
London  
N43QY

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

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

Address:

**21 Baldwin's Gardens  
Holborn And Covent Garden  
EC1N 7UY**

Proposal:

Erection of additional storey at fourth floor level, and erection of rear extension at first to fourth floors to provide additional office (Use Class B1a) and workshop floorspace (Use Class B1c).

Drawing Nos: 0102-A-005\_Rev.A, 0102-A-010Rev.A, 0102-A-015\_Rev.A, 0102-A-020\_Rev.A, 0102-A-025\_Rev.B, 0102-A-030\_Rev.A, 0102-A-035\_Rev.A, 0102-A-045\_Rev.A, 0102-A-060\_Rev.B, Daylight and Sunlight Assessment by Anderson Wild & Harris dated 04/06/2018 & Design and Access Statement by Mario Pilla Architects dated August 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 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: 0102-A-005\_Rev.A, 0102-A-010Rev.A, 0102-A-015\_Rev.A, 0102-A-020\_Rev.A, 0102-A-025\_Rev.B, 0102-A-030\_Rev.A, 0102-A-035\_Rev.A, 0102-A-045\_Rev.A, 0102-A-060\_Rev.B, Daylight and Sunlight Assessment by Anderson Wild & Harris dated 04/06/2018 & Design and Access Statement by Mario Pilla Architects dated August 2019.

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

- 4 Prior to the commencement of the relevant part of the works, details of secure and covered cycle storage area for 3no. cycles shall be submitted to and approved by the local planning authority. The approved facility shall be provided in its entirety prior to the first occupation of the property, and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T1 of the London Borough of Camden Local Plan 2017.

#### Informative(s):

- 1 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).
- 2 Reasons for granting permission.

The subject site whilst accessed from Baldwin's Gardens, fronts on to Leather Lane (no.43) and is entirely visible from the Bourne Estate redevelopment site to the rear. The property is within the Hatton Garden Conservation Area, and is listed as a positive contributor (under the address of no.43 Leather Lane) within the conservation area statement. The property is not a listed building, with the closest listed building being the Laney Building, some 16m to the north of the site along the terrace.

Proposed is the formation of a mansard style roof extension and a rear largely infill extension (though with a projection) at first to fourth floor (roof) levels. In determining this application, it is acknowledged that similar additions to the building were previously approved ref: 2014/6880/P dated 31/03/2015 (though

this was for an office extension incorporating two residential flats).

Whilst 2014/6880/P dated 31/03/2015 is noted as being approved without the requirement for workshop floorspace, it was noted during a visit to the site that it appears to have been previously used for jewellery making. The site has been vacant for approximately 9 years and is currently in a dilapidated state, being uninhabitable without significant repair works.

The plans have been amended since the original submission to include 62sq. m of workshop floorspace at first floor level. Alongside the provision of the workshop floorspace, the agent has agreed to 1) advertise demonstrably affordable rents for the workshop space 2) market the premises through the right channels / networks to ensure widespread awareness of the opportunity, alongside the submission of a marketing plan to be signed off by the Economic Development team 3) ensure that any marketing materials clearly confirm that the landlord will themselves fund the fit out of the jewellery workspace according to the jewellery workshop specification required by the business leasing the space.

Jewellery workshop floorspace is the priority use within Hatton Garden, and subject to the above being secured by S106 agreement, given the history and context of the site, the proposal is considered to be acceptable in land use terms.

The additional fifth storey would have a sloped mansard appearance to the front, finishing flush with the rear elevation of the property. It would serve to infill the space between the terrace to the north and corner property to the south, projecting above the northern roof height by 300mm. It is considered that given the history of the site, lower roof height of the property compared to the rest of the terrace, design of the mansard (with set back at the front behind the parapet and appropriately scaled and designed dormers) that the proposal is considered to be acceptable subject to the attached conditions.

The rear of the adjoining terrace is characterised by varying building lines and the proposal would not be out of keeping with this character. Furthermore, the proposal would improve the appearance of the rear of the property which is prominent within public views from the road and amenity space to the development site to the rear. The scale of the extension would be modest and largely absorbed within the recess of built form caused by projections of the buildings either side. On balance, considering this context, as well as the planning history, the design presented here is considered to be acceptable. The proposed additions would not serve to cause harm to the character and appearance of the host property or surrounding area.

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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

- 3 The application has been supplemented with a daylight/sunlight report demonstrating no undue harm to neighbouring occupiers; it is also considered that the development would not result in undue harm in terms of outlook,

privacy or noise.

Due to the nature of the works and the location of the site, a construction management plan (CMP) and Implementation Support Contribution of £3,136 has been secured via S106 agreement.

Three long stay cycle storage bays are required for the proposed development, though full details have not been provided; these needs to be sheltered and secure. As these cannot be provided at ground floor level due to the constraints of the site, a cycle track/ramp should be included on the stairwell so they can easily be maneuvered up the stairs from ground floor. Details shall be secured by the relevant condition attached.

No comments were received in relation to this scheme following public consultation. The planning history of the site and surrounding area has been considered in determining this application.

As such, the proposed development is in general accordance with policies A1, D1, D2, E1, E2 & T1 of the London Borough of Camden Local Plan 2017, the London Plan 2016, and the National Planning Policy Framework 2019.

- 4 This proposal may be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL. Both CILs are collected by Camden Council after a liable scheme has started, and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement. We issue formal CIL liability notices setting out how much you may have to pay once a liable party has been established. CIL payments will be subject to indexation in line with construction costs index. You can visit our planning website at [www.camden.gov.uk/cil](http://www.camden.gov.uk/cil) for more information, including guidance on your liability, charges, how to pay and who to contact for more advice.
- 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)

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.

- 6 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. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention

of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.

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