

Application ref: 2020/1410/P  
Contact: Thomas Sild  
Tel: 020 7974 3686  
Date: 4 June 2020

**Development Management**  
Regeneration and Planning  
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David Morley Architects  
18 Hatton Place  
London  
EC1N 8RU  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Variation or Removal of Condition(s) Granted**

Address:

**6 Hatton Place**  
**London**  
**EC1N 8RU**

Proposal: Variation to Condition 2 (approved drawings) of planning permission 2018/1578/P (granted 5 September 2018) for erection of third floor level roof extension for B1 office use following demolition of existing roof form and chimney stack; creation of a front facing roof terrace at third floor level; namely alterations to front 3rd floor roof terrace and rooflights.

Drawing Nos:

**SUPERSEDED**

688-0-001 Rev P1, 688-00-011 Rev P1, 688-00-020 Rev P1, 688-00-021, Rev P1,  
688-00-030 Rev P1, 688-00-031 Rev P1, 688-00-032 Rev P1, 688-00-033 Rev P1,  
688-00-034 Rev P1, 688-01-001 Rev P1, 688-01-011 Rev P2, 688-01-015 Rev P2,  
688-01-020 Rev P1, 688-01-021 Rev P1, 688-01-030 Rev P2, 688-01-031 Rev P2,  
688-01-032 P2, 688-01-033 Rev P2, 688-01-034 Rev P2, Daylight & Sunlight Report  
(MES Building Solutions) dated 06/08/2018

**PROPOSED**

688-01-001-P2; 688-01-011-P4; 688-01-015-P3; 688-01-020-P3; 688-01-021-P2; 688-01-030-P4; 688-01-031-P3; 688-01-032-P3; 688-01-033-P3; 688-01-034-P4

The Council has considered your application and decided to grant variation of condition subject to the following conditions:

Conditions and Reasons:

- 1 The development hereby permitted must be begun not later than the end of three years from the date of the original planning permission ref 2018/1578/P dated 05/09/2018

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 For the purposes of this decision, condition no.2 of planning permission 2018/1578/P shall be replaced with the following condition:

#### REPLACEMENT CONDITION 2

The development hereby permitted shall be carried out in accordance with the following approved plans: 688-01-001-P1; 688-00-011-P1; 688-00-20-P1; 688-00-21-P1; 688-00-030-P1; 688-00-031-P1; 688-00-032-P1; 688-00-033-P1; 688-00-034-P1; 688-00-010-P1; 688-01-050-P1; 688-01-001-P2; 688-01-011-P4; 688-01-015-P3; 688-01-020-P3; 688-01-021-P2; 688-01-030-P4; 688-01-031-P3; 688-01-032-P3; 688-01-033-P3; 688-01-034-P4

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

- 3 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) Details including sections at 1:10 of all windows (including jambs, head and cill), ventilation grills, external doors and gates;

b) Manufacturer's specification details of all facing materials (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.

- 4 A 1.8 metre high screen, details of which shall have been submitted to and approved in writing by the local planning authority, shall be erected along the third floor roof terrace prior to commencement of use of the terrace and shall be permanently retained.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies A1 and D1 of the London Borough of Camden Local Plan 2017.

- 5 The fourth floor flat roofed area above the extension shall not be used as a roof terrace, and any access out onto this area shall be for maintenance purposes only.

Reason: In order to prevent overlooking into adjacent properties in accordance with policy A1 of the Camden Local Plan 2017.

Informatives:

- 1 This application seeks to vary the approved design of the roof top extension. The revised plans omit the 1m x 1.9m recessed area opening onto the roof terrace with an associated change to the fenestration. This area would be largely concealed from view by the proposed timber privacy screen. The proposed change is minor and would have no significant impact on the appearance of the extension or host building. The consolidation of the two approved rooflights on the new third floor into a single rooflight would have no significant impact the character or appearance of the building. The alteration would not introduce any significant impact on the amenity of neighbouring occupants

The full impact of the proposed development has previously been assessed. The proposed amendment is considered to preserve the character of the surrounding Hatton Garden conservation area.

The submitted details are in accordance with the requirements of policies A1, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 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 You are advised that any works of alterations or upgrading not included on the

approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.

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