

Application ref: 2020/1363/P  
Contact: Obote Hope  
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Date: 11 June 2020

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
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WC1H 9JE

Phone: 020 7974 4444

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Smith & Brooke Architects  
No 3 Scout Lane  
London  
SW4 0LA

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**16-18  
Hatton Garden  
London  
EC1N 8AT**

Proposal:

Refurbishment of the existing shopfront.

Drawing Nos: 2274-SK00; 2274-01 C and Design and Access Statement  
commissioned by Simon Smith and Michael Brooke Architects dated March 2020.

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: 2274-SK00; 2274-01 C and Design and Access Statement commissioned by Simon Smith and Michael Brooke Architects dated March 2020.

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

The applicant proposes the refurbishment of the existing shopfront, the shop front consist of full length fully glazed windows with single and double doors which would remain the same. The frontages are flush with the building façade with the entrance door being set back. No's.16-18 is accessed via a small ramp from Hatton Garden and no change is being proposed here. The refurbished shopfront in details and profiles would match the existing. Therefore, the proposed refurbishment would preserve and enhance the character and appearance of the host building and the Hatton Garden Conservation Area.

Given the nature of proposed works, the shopfront alterations are not considered to harm the amenity of any adjoining residential occupiers.

No objections have been received as a result of the statutory consultation. The site's planning history has been taken into account when coming to this decision.

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.

As such, the proposed development is in general accordance with policies A1, D1 and D2 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.

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