

Application ref: 2020/1662/P
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Date: 3 August 2020

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

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Nicholas Interiors LTD
Station Works, Nichloas Interiors
3 Byron Road
Crosby
L23 8TH

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**12-13 Greville Street
London
EC1N 8SB**

Proposal:

Installation of new shopfront and associated alterations.

Drawing Nos: Site Location Plan, Block Plan, RCE-NIL-20100-001 C1, AL-00-001 P1, AL-20-001 P1, AL-35-001 P1, AL-40-001 P1, AS-20-001 P1, AL-20-001 P2, AE-20-001 P2, AA-20-003 P1, NIRHQ0720, Shutter Details 20200709_173052. Design and Access Statement.

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 Site Location Plan, Block Plan, RCE-NIL-20100-001 C1, AL-00-001 P1, AL-20-001 P1, AL-35-001 P1, AL-40-001 P1, AS-20-001 P1, AL-20-001 P2, AE-20-001 P2, AA-20-003 P1, NIRHQ0720, Shutter Details 20200709_173052. Design and Access Statement.

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

- 4 The new door hereby approved shall be installed and maintained with a minimum of Two (2) magnetic locks, positioned one third from the top and bottom of the frame, each magnetic lock should have a 'pull weight' of 600kg each. At night there should be a minimum of Two (2) mechanical locks, one third from the top and bottom of the frame meeting either BS3621 or BS8621. Glazing should anti-shatter/security protected with any internal beading being strengthened. Shuttering should be meet security standard LPS 1175 SR2 (B3).

Reason: To ensure the safety and security of the premises in accordance with the requirements of Policy C5 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 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.
- 3 Reasons for granting permission:

The proposal is for the installation of a new shop-frontage of a traditional design, bespoke for the occupying jewellery shop. It shall replace the existing

aluminium framed fully glazed shopfront which is of little design merit. These works are considered acceptable in terms of their scale, design and fabric.

The new shopfront would have a centralised aluminium framed doorway within a recessed alcove, with timber panelled glazed display cabinets either side of the entrance.

A new fascia panel shall be installed for which there is also an associated advertisement consent application being considered ref: 2020/2459/A. A metal security shutter mechanism shall be built into the new shop front and concealed behind the fascia panel, and this will prevent any access into the recessed alcove when the shop is closed.

Given that the proposed development will replace an existing shopfront it would not impact the amenity of any adjoining residential occupiers in terms of outlook, daylight, noise or privacy.

There had been some concern about the introduction of a recessed entrance and the potential for this to be an area which could encourage anti-social behaviour, however; the application includes the specification of a security shutter which shall entirely block off the recessed area when the shop is closed. The Metropolitan Police Designing out Crime Officer was consulted on the application and made some security recommendations which have been accepted by the applicant and secured by condition to this decision.

The Council Design and Conservation Officer raised some concern about the proposed security shutter and the affect that this may have on the overall appearance of the shop frontage, however; there are several other jewellers in the vicinity with security shutters in place. The shutter mechanism proposed here shall be concealed behind the fascia panelling, therefore the shutter itself will only be visible when the shop is closed. Additionally, the shutter is specified with an open mesh design to ensure views into the shop windows entrance alcove are maintained, also minimising opportunities for graffiti.

The proposals are considered to preserve the character of the Hatton Garden Conservation Area.

No objections have been received prior to the determination of the application. The site's planning history was taken into account when coming to this decision.

Special attention has also 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.

As such, the proposed development is in general accordance with policies A1, C5, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2019.

- 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

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name and title.

Daniel Pope
Director of Economy, Regeneration and Investment