

Application ref: 2020/2542/P
Contact: Matthew Dempsey
Tel: 020 7974 3862
Email: Matthew.Dempsey@Camden.gov.uk
Date: 30 September 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

DP9 Ltd
100 Pall Mall
London
SW1Y 5NQ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

51-53 Hatton Garden
London
EC1N 8HN

Proposal:

Replacement of the existing ground floor façade and provision of new entrance

Drawing Nos: Site Location Plan 13551-A-XX-00-01, Design and Access Statement Parts 1 and 2: Piercy and Company - May 2020. 13551-A-XX-00-01, 13551-A-XX-00-02, 13551-A-XX-00-03, 13551-A-XX-00-04, 13551-A-XX-00-05, 13551-A-XX-00-06, 13551-A-XX-00-07, 13551-A-XX-00-08, 13551-A-XX-00-09, 13551-A-XX-00-10.
Covering Letter DP9 June 2020.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 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.

- 2 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).

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans Site Location Plan 13551-A-XX-00-01, Design and Access Statement Parts 1 and 2: Piercy and Company - May 2020. 13551-A-XX-00-01, 13551-A-XX-00-02, 13551-A-XX-00-03, 13551-A-XX-00-04, 13551-A-XX-00-05, 13551-A-XX-00-06, 13551-A-XX-00-07, 13551-A-XX-00-08, 13551-A-XX-00-09, 13551-A-XX-00-10. Covering Letter DP9 June 2020.

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

Informative(s):

- 1 Reasons for granting permission:

The proposed alterations to remove the non-original ground floor front façade and replace it with a reconfigured entrance closer to the original form, is considered an acceptable proposal that would enhance the appearance of the building. The reconfigured ground floor is well suited to the proportions of the upper floors of the host building, and the installation of two columns to this frontage will restore the original symmetrical dimensions of the building.

Proposed materials are considered to be high quality and appropriate for the design of the host building and character of the conservation area. Original Portland stone piers are to be retained, with new stone piers to match the existing. Windows and doors shall be installed with dark brown metal slim-line frames, with the exception of the curved bay window; which shall be timber framed and coloured to match. Windows shall have green textured terrazzo stall risers. Fanlights shall be installed above the doors and a small canopy is also proposed above each of the two doorways.

Access to the building is improved by the provision of level entrances, which is welcomed. The new curved bay window proposed on the northern side of the premises shall help denote the main entrance. This feature is considered acceptable as it will maintain the proportion of the frontage as a whole whilst adding interest to the design.

Additional benefits of the scheme include the removal of the existing recessed entrance which can attract antisocial behaviour. The existing unattractive fascia signage shall be removed and no new fascia sign is proposed, however the façade will be made good as part of these works. Also, the existing metal shutters shall be removed which is welcomed.

The Council's Conservation officer was consulted on the scheme and supports

the proposal. No objections were received prior to the determination of this application.

The planning history of the site and surrounding area were taken into account when coming to this decision.

Special attention has been paid to the desirability of preserving and enhancing the character and appearance of the conservation area, under s.72 of the Planning (Listed Building and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

Therefore, the proposed development is in general accordance with policies A1, D1 and D2 of the London Borough of Camden Local Plan 2017. The 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 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.
- 4 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.

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
Director of Economy, Regeneration and Investment