

Application ref: 2020/2795/P  
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Date: 6 October 2020

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

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[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Firstplan  
Broadwall House  
21 Broadwall  
London  
SE1 9PL

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**The Griffin Building  
83 Clerkenwell Road  
London  
EC1R 5AR**

Proposal:

Alterations to ground floor entrance and basement windows on Hatton Garden elevation, provision of staircase to front lightwell and creation of door from window at lower ground floor on Clerkenwell elevation, creation of roof terrace and associated access at roof level, installation of plant equipment with enclosure at roof level.

Drawing Nos: Energy Strategy REF. P1683-ENE-01, Noise Impact Assessment ref. AS11693.200529.NIA, Daylight and Sunlight Report 12/06/2020, Site Location Plan ref: 659-00-010 Rev P1, Existing Lower Ground Floor Plan ref: 659-00-099 Rev P1, Existing Ground Floor Plan, ref: 659-00-100 Rev P1 Existing First Floor Plan ref: 659-00-101 Rev P1, Existing Roof Plan ref: 659-00-104 Rev P1, Existing Section AA ref: 659-00-200 Rev P1, Existing Elevation Clerkenwell Road ref: 659-00-300 Rev P1, Existing Elevation Hatton Garden ref: 659-00-301 Rev P1, Existing Rear Elevations ref: 659-00-302 Rev P1, Existing Third Floor Plan ref: 659-00-103 Rev P1, Proposed Lower Ground Floor Plan ref: 659-PL-099 Rev P2, Proposed Ground Floor Plan ref: 659-PL-100 Rev P2, Proposed First Floor Plan ref: 659-PL-101 Rev P2, Proposed Fourth Floor Plan ref: 659-PL-104 Rev P1, Proposed Roof Plan, ref: 659-PL-105 Rev P1, Proposed Section AA, ref: 659-PL-200 Rev P2, Proposed Elevation Clerkenwell Road ref: 659-PL-300 Rev B, Proposed Elevation Hatton Garden ref: 659-PL-301 Rev B, Proposed Rear Elevations, ref: 659-PL-302 Rev P1

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:  
Energy Strategy REF. P1683-ENE-01, Noise Impact Assessment ref. AS11693.200529.NIA, Daylight and Sunlight Report 12/06/2020, Site Location Plan ref: 659-00-010 Rev P1, Existing Lower Ground Floor Plan ref: 659-00-099 Rev P1, Existing Ground Floor Plan, ref: 659-00-100 Rev P1 Existing First Floor Plan ref: 659-00-101 Rev P1, Existing Roof Plan ref: 659-00-104 Rev P1, Existing Section AA ref: 659-00-200 Rev P1, Existing Elevation Clerkenwell Road ref: 659-00-300 Rev P1, Existing Elevation Hatton Garden ref: 659-00-301 Rev P1, Existing Rear Elevations ref: 659-00-302 Rev P1, Existing Third Floor Plan ref: 659-00-103 Rev P1, Proposed Lower Ground Floor Plan ref: 659-PL-099 Rev P2, Proposed Ground Floor Plan ref: 659-PL-100 Rev P2, Proposed First Floor Plan ref: 659-PL-101 Rev P2, Proposed Fourth Floor Plan ref: 659-PL-104 Rev P1, Proposed Roof Plan, ref: 659-PL-105 Rev P1, Proposed Section AA, ref: 659-PL-200 Rev P2, Proposed Elevation Clerkenwell Road ref: 659-PL-300 Rev B, Proposed Elevation Hatton Garden ref: 659-PL-301 Rev B, Proposed Rear Elevations, ref: 659-PL-302 Rev P1

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

- 4 Noise levels at a point 1 metre external to sensitive facades shall be at least 10dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 15dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 5 Before the use commences, the air-conditioning plant shall be provided with acoustic isolation, sound attenuation and anti-vibration measures in accordance with the recommendations of the acoustic report hereby approved. All such measures shall thereafter be retained and maintained in accordance with the manufacturers' recommendations.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 6 The proposed roof terrace shall only be used between 9:00am and 17:00pm daily.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

There is a considerable amount of plant equipment at roof level. The plant equipment would be rationalised within a new plant enclosure which, due to its form and setback location, would not be visible from street level. There is existing access to roof level with an unsympathetic handrail and the proposed more traditional railing is acceptable. The proposal would preserve the uncluttered and clean roofline.

The provision of enhanced wheelchair-access with the introduction of a platform lift is welcome. The door formed from a window at basement level to provide access to the new bike store is considered acceptable. Similarly the new steps to lead to basement level would not harm the appearance of the building. The new door on the Hatton Garden elevation is sympathetic to the style of the building. The existing main entrance would be enlarged and modified with the introduction of a bronze canopy, new windows and doors carving a frame around the entrance. In addition new steps, planters and a balustrade would be installed. The new design introduces a more contemporary and distinct entrance which has a stronger contrast with the historic elevation than the existing situation. This would not cause a serious harm to the building and conservation area. The contemporary addition uses complementary materials and attempts to mimic the building's industrial past. The reduction in height of the perimeter wall under railings is a welcome enhancement.

Overall the alterations and extensions are considered acceptable and would not harm the character and appearance of the host building, streetscene and conservation area.

There is existing access to roof level and a metal handrail around a section of the roof. The upgrade of the terrace would lead to an intensification of the use. However this would not cause an unacceptable level of overlooking. The

neighbouring buildings are in office rather than residential use with less potential for invasive overlooking. The terrace would also be conditioned to only be used in office working hours (ie. 9am- 5pm).

The Council's Environmental Health Officer has confirmed that the plant equipment would comply with the Council's noise criteria, provided the acoustic screen is installed as a mitigation measure as recommended by the submitted acoustic report. Conditions are imposed to ensure the plant is suitably attenuated and does not exceed maximum noise levels to protect residential amenity.

Policy CC2 states that active cooling (air-conditioning) will only be permitted where dynamic thermal modelling demonstrates there is a clear need for it after all of the preferred measures are incorporated in line with the cooling hierarchy. An energy statement has been provided to show how the cooling hierarchy has been addressed. The results show that, when including all available Lean, Clean and Green technologies and methods, the whole development will achieve a 53% improvement over London Plan targets. The report also identifies that a number of 'Be Lean' and 'Be Clean' approaches are not feasible on the site. Therefore the proposed air-conditioning is considered acceptable in this case.

The proposals include the provision of a large cycle store within the basement, which is welcomed as no cycle parking is currently provided.

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

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, A4, C6, CC2, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 (as amended) 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



Daniel Pope  
Director of Economy, Regeneration and Investment