

Application ref: 2019/4197/P
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Date: 3 February 2021

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London Borough of Camden
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40 Marlborough Avenue
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

Wall House
12 Hatton Wall
London
EC1N 8JH

Proposal:

Erection of rear extension at first and second floor level and installation of mansard roof at third floor to create additional office, workshop and retail space (Use Class A1, B1a and B1c)

Drawing Nos: Design and Access Statement, FRAM/7/8/03 rev E, FRAM/7/8/04 rev C, FRAM/7/8/01 rev F, FRAM/7/8/02 rev E and Location Plan

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:

Drawing Nos: Design and Access Statement, FRAM/7/8/03 rev E, FRAM/7/8/04 rev C, FRAM/7/8/01 rev F, FRAM/7/8/02 rev E and Location Plan (Last received 04/11/2019)

Reason:

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

- 4 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 the front dormer window (including jambs, head and cill); and

b) Manufacturer's specification details of the terracotta roof tile material (to be submitted to the Local Planning Authority).

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 if in CA) of the London Borough of Camden Local Plan 2017.

- 5 The basement floor level shall be retained as jewellery workshop (Class B1c) use and not be used for other purposes within use class B1 .

Reason: To avoid the loss of employment space in accordance with the requirements of policy E2 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 This proposal may be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL. Both CILs are collected by Camden Council after a liable scheme has started, and could be subject to

surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement. We issue formal CIL liability notices setting out how much you may have to pay once a liable party has been established. CIL payments will be subject to indexation in line with construction costs index. You can visit our planning website at www.camden.gov.uk/cil for more information, including guidance on your liability, charges, how to pay and who to contact for more advice.

- 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.

- 5 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.
- 6 If a revision to the postal address becomes necessary as a result of this development, application under Part 2 of the London Building Acts (Amendment) Act 1939 should be made to the Camden Contact Centre on Tel: 020 7974 4444 or Environment Department (Street Naming & Numbering) Camden Town Hall, Argyle Street, WC1H 8EQ.
- 7 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

8 Reasons for granting permission:

The proposed extensions to the property have been reduced and revised in light of planning and conservation officers' feedback. The revised scheme retains a set back to the rear to allow the adjacent corner building (58 Hatton Garden) to retain its prominence in public views afforded from within the conservation area (CA). The proposed roof form has also been revised to retain the characteristic front parapet height and ensure a traditional mansard form in line with the Council's guidance for mansard roof extensions as set out in CPG1. In light of the recent permissions to nos.18-14 Hatton Wall, the infilling to rear lightwell and roof extensions are not otherwise objectionable. No other external alterations are hereby proposed. The proposed extensions are considered to remain sympathetic to the host building and to preserve the character of the terrace and Hatton Garden CA, in line with policies D1 and D2.

The proposed rear extensions at first and second floor level and the proposed mansard extension would result in an uplift of approximately 84sqm of additional office (B1a) floorspace. No change of use would occur at the existing floors and the existing retail unit at ground floor level would remain unchanged. This increase in area would improve the existing office provision onsite and would remain attractive for SMEs, in accordance with policies E1 and E2. The development would not result in the loss of any jewellery workspace within the Hatton Garden area. A condition is included to retain the basement floor level as jewellery workspace. As the uplift proposed is well below the threshold of 200sqm, there would be no requirement for the provision of affordable workspace in this instance.

The proposed roof and rear extensions, owing to their design, siting and the surrounding pattern of development, will not harm neighbour amenity in terms of daylight, sunlight or outlook in line with policy A1. Mansard roof extensions hosting additional workspace are common in the local area and, although views towards the South would be afforded from the third floor front window, this relationship is established in the local area and would not result in any harmful overlooking. To the rear, the third floor windows would not overlook any habitable room windows.

- 9 The proposed development would not include the provision of covered cycle storage, contrary to policy. Officers note however that the host building has very limited space and to form such provision at ground floor level would necessitate a loss of commercial floor area. Given that the area has the highest possible level of public transport accessibility level (6b PTAL) this is not considered to constitute a reason for refusal in this instance. Although the development is not major in scale, due to the site's location these works could have the potential to give rise to significant disturbances if not properly considered. In line with policies A1 and T2, a Construction Management Plan will also be secured through a S106 agreement to ensure that these potential issues are avoided.

No comments have been received prior to making this decision. The site's planning history and relevant appeal decisions were 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 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 G1, E1, E2, D1, D2, T1, T2 and A1 of the Camden Local Plan 2017. The development also accords the London Plan (2016) and the NPPF.

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