

Application ref: 2020/5460/P
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Date: 11 February 2021

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

Phone: 020 7974 4444

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

Ronald Fender Designs
West House, Thornhill
Westerham Road
Oxted
RH8 0ED

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

47-48

Hatton Garden

London

EC1N 8EX

Proposal:

Alterations to ground floor entrance to flats including removal of existing pier at side of existing entrance door, forward projection of existing bay and formation of new entrance door and full height glazed panel.

Drawing Nos: 15091:- SLP, T01, T02, T03, T04, T05, Design & 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 drawings: 15091:- T03,T05

Reason:

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

Informative(s):

- 1 47-48 Hatton Garden is a 20th century residential building with commercial uses on the ground floor on the eastern side of Hatton Garden in the Hatton Garden Conservation Area. It is not identified as being a positive contributor in the Conservation Area in the Hatton Garden Conservation Area Appraisal and Management Strategy (2017).

The proposal to remove the pier at the side of the existing entrance door to the flats, to bring the bay at the side of the entrance door forward to form a new entrance door thereby squaring off the corner and to glaze the existing entrance would not harm the appearance of the building or the character or appearance of the Conservation Area. The design and materials of the new entrance and associated letter boxes would match the glazed shopfront and features on the front elevation of the building and they would be appropriate to the 20th century architecture of the building and the contribution that it makes to the townscape.

The development is considered to preserve the character and appearance of the Conservation Area. 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.

The proposal would include the removal of the existing covered entrance alcove. This would reduce the scope for anti-social uses of the alcove. A 'Part M' compliant step would be retained for access to the entrance and the new door would be sufficiently wide to allow for access for all users. The proposal would retain a safe and convenient entrance to the flats in accordance with CPG Design Guidance.

The amenity of surrounding occupiers and the area in general would be protected in terms of light, security, privacy and outlook.

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, D1 and D2 of the Camden Local Plan 2017. The proposed development also

accords with the London Plan 2016, The Publication London Plan 2020 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 'DP', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer