

Application ref: 2020/5459/L
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Date: 29 March 2021

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London Borough of Camden
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MATHESON WHITELEY
1-7 Orsman Road
London
London
N1 5RA

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
85 Leather Lane
London
EC1N 7TS

Proposal:

Replacement of existing shopfront associated with a new entrance door to residential unit on upper floors; alterations to rear façade/fenestration treatment at ground, first and second floor levels including installation of metal balustrade to use the flat roof as a terrace at first floor level; demolition of rear extension roof to allow formation of new external space to ground floor commercial unit; replacement of rear flat roof to existing single storey extension; internal alterations to existing commercial unit and general refurbishment of the existing residential unit.

Drawing Nos: 0001; 0002; 0101; 0102 REVA; 0103; 0104 REVB; 0105; 0106; 0111; 0112 REVC; 0113 REVA; 0114 REVB; 0115; 0116; 0211; 0201; 0202; 0203; 0211; 0212 REVA; 0213 REVA; 0301; 0302; 0311; 0312; 0401; 0402; 0403; 0405; 0406; 0407; 0408; 0409; 0410; 0411; 0412; 0413; 0414; 0415; 0416; 0417; 0418; 0451; 0452; 0453; 0454; 0455; 0456; 0457; 0458; 0459; 0460; 0461; 0462; 0463; 0501; 0502 REVA; 0503; 0511; 0512 REVA; 0513 and Heritage Statement commissioned by Alan Baxter dated October 2020.

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

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: 0001; 0002; 0101; 0102 REVA; 0103; 0104 REVB; 0105; 0106; 0111; 0112 REVC; 0113 REVA; 0114 REVB; 0115; 0116; 0211; 0201; 0202; 0203; 0211; 0212 REVA; 0213 REVA; 0301; 0302; 0311; 0312; 0401; 0402; 0403; 0405; 0406; 0407; 0408; 0409; 0410; 0411; 0412; 0413; 0414; 0415; 0416; 0417; 0418; 0451; 0452; 0453; 0454; 0455; 0456; 0457; 0458; 0459; 0460; 0461; 0462; 0463; 0501; 0502 REVA; 0503; 0511; 0512 REVA; 0513 and Heritage Statement commissioned by Alan Baxter dated October 2020.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 All new work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 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 all windows (including jambs, head and cill), ventilation grills, external doors and gates;

b) Plan, elevation and section drawings, including fascia, cornice, pilasters and glazing panels of the new shopfronts at a scale of 1:10;

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 D2 of the London Borough of Camden Local Plan 2017.

- 5 All new brickwork shall be reclaimed stock bricks with a lime-based mortar with recessed joint.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

1 Reasons for granting planning permission:

Consent is sought to alter the existing shopfront to accommodate a separate access to the residential unit occupying the upper storeys. The existing shopfront, which is a modern addition, would be removed and the replacement shopfront with consist of one door leading to the commercial unit and a new door is proposed on the opposite side of the glazed window that would form of a dedicated entrance hallway linking the facade to the existing internal staircase rising to the residential units above.

The new shopfront is traditionally detailed that would provide symmetrical arrangement and retain a large central shop window, with the fascia board with panelled stall riser remaining as a design component. The door leading to the commercial unit is glazed on the upper part and is panelled timber lower down. The door leading to the residential unit is panelled timber. All ironmongery is brass.

The overall design of proposed shopfront would be sympathetic to the host building and would be a visual improvement to the existing appearance of host building. The choice of materials and fenestration proposed would be in keeping with the host building and its surroundings and would preserve and enhance the character and appearance of this listed building, the street scene and the Hatton Garden Conservation Area and would be acceptable.

At basement level modern fixtures including floor coverings and a sink are removed. The modern staircase leading from the ground floor is also replaced. At ground floor level various modern fixtures are removed, including a cold store. A partition separating the residential and commercial units is erected. The partition mimics the historic partition that would have existed before the ground floor was used for commercial purposes. A previously blocked up opening to the rear of the building is also reopened, to allow access to the rear extension from the commercial unit.

At first floor the modern kitchen and the carpets are removed. An opening is created between the front and rear rooms and a new kitchen is inserted along with new flooring.

At second floor level the bathroom, modern joinery and carpets are removed. A modern bathroom is inserted along with cupboards and flooring. The conservation officer was consulted and no objection is raised to the revised scheme.

To the rear elevation first floor the existing UPVC windows are replaced with timber door and the installation of metal railings to use the flat roof as a terrace. A new door would be installed into the rear boundary wall. The proposed alterations are considered to be appropriate in their design and scale and would not be seen from public views. Overall, the alterations are considered to have a limited impact upon the Hatton Garden Conservation Area by reason of its location at the rear of the building. Details of the windows and doors will be

required through condition.

It is considered that the proposed works will improve the function and maintenance of the property, causing no harm to the special interest of the listed building and the surrounding conservation area and on balance the proposals will improve the quality of the residential and commercial units as well as enhance the special interest of the listed building.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

No objection was received before making this decision and the site's planning history has been taken into account in making this decision.

As such, the proposal is in general accordance with policies D2 of the Camden Local Plan 2017. The proposal also accords with the London Plan 2021 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 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 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.
- 5 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 positioned above the printed name and title.

Daniel Pope
Chief Planning Officer