

Application ref: 2020/4889/P
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Date: 29 March 2021

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

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MATHESON WHITELEY
1-7 Orsman Road
London
London
N1 5RA

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
85 Leather Lane
London
EC1N 7TS

Proposal:

Alteration of existing shopfront associated with a new entrance door to residential unit on upper floors, installation of metal balustrade to use the flat roof as a terrace at first floor level; partial demolition of existing roof above rear ground floor to form light-well to ground floor commercial unit and alterations to the fenestration of the rear elevation.

Drawing Nos: 0001; 0101; 0102 REVA; 0103; 0104 REVB; 0105; 0106; 0112 REVB; 0113 REVA; 0114 REVA; 0201 REVA; 0202; 0203 REVA; 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; 0503; 0511; 0512; 0513 and Heritage Statement commissioned by Alan Baxter dated October 2020.

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

Informative(s):

- 1 Reasons for granting planning permission:

Planning permission 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 would 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 a dedicated entrance hallway linking the facade to the existing internal staircase rising to the residential units above.

The new shopfront is traditionally detailed and would provide a symmetrical arrangement retaining 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 would be part glazed and part timber. The door leading to the residential unit would be panelled timber. All ironmongery would be 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 the 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.

To the rear elevation first floor, the existing UPVC windows would be 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. A new window and door are proposed

A partition separating the residential and commercial unit approximately 9.2sqm would provide a new residential entrance hallway with new cycle storage area in conjunction with the main residential dwelling at first and second floor levels. The proposed loss in commercial floor space would not impact on the viability or vitality of the commercial unit.

Special attention has been paid to the desirability of preserving or enhancing the character and appearance of the conservation area under s.66 and s.72 of the 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 was taken into account when coming to this decision.

The neighbouring flat roof at no 87 has an existing rear first floor terrace with high screen that divides both properties. Therefore it is not anticipated that the proposed rear first floor terrace would result in any significant harm in terms of loss privacy/outlook with the neighbouring property.

As such, the proposed development is in general accordance with policies A1, D1, D2, TC1 and TC2 of the London Borough of 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 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

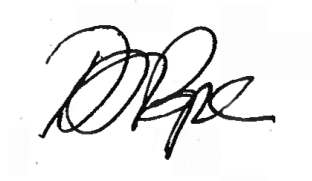
Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London 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 positioned above the printed name and title of the signatory.

Daniel Pope
Chief Planning Officer