

Application ref: 2020/4742/P
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Date: 27 April 2021

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

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www.camden.gov.uk/planning

Smith & Brooke Architects
3 Scout Lane
London
SW4 0LA

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

16-18 Hatton Garden
London
EC1N 8AT

Proposal:

Installation of security shutters to shopfront entrance and replacement of 3 a/c condensers by 2 new ones on rear 1st floor terrace.

Drawing Nos: 21784.201216. L1; 2274 - SK 00; 2274 - SK - 05; 2274 - SK 06 REVA; 2274 - SK - 07; Air Conditioning report ref: ADVACCR001; Design and Access Statement by Simon Smith and Michael Brooke Architects dated August 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 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: 21784.201216. L1; 2274 - SK 00; 2274 - SK - 05; 2274 - SK 06 REVA; 2274 - SK - 07; Air Conditioning report ref: ADVACCR001; Design and Access Statement by Simon Smith and Michael Brooke Architects dated August 2020.

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.

Informative(s):

- 1 Reasons for granting permission:

The proposed roller shutter as revised would be relocated behind the existing shopfront and the open upper part would allow light and natural surveillance onto the street. The shutter box would also be concealed in the fascia panel and would not be visible when open. Overall the proposed alterations, in terms of design, location and materials, are considered appropriate alterations to the modern fenestration and are not considered harmful to the character or appearance of the host building, streetscene or the Hatton Garden Conservation Area.

The 2 air-conditioning units would replace the three previously installed units. Both units would be positioned alongside others on the north side of the rear roof level and would have no impact on the appearance of the building or townscape.

The calculations within the Acoustic Report confirmed that appropriate noise levels can be achieved in accordance with BS4142:2014. The Council's Environmental Health Team have reviewed the information and confirm the units would comply with Council's noise criteria subject to standard conditions on noise levels to protect amenities.

Given the minor nature of proposed works, they are not considered to harm the amenity of any adjoining residential occupiers in terms of loss of light, outlook or privacy.

No objections have been received prior to making this decision and the site's planning history has been 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 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 A1, A4, D1, D3, CC1 and CC3 of the Camden Local Plan 2017, 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, 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 (search for 'Camden Minimum Requirements' at www.camden.gov.uk) 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