

Application ref: 2021/0382/P
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Development Management
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Cooley Architects
123 Aldersgate Street
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EC1A 4JQ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
63-66 Hatton Garden
London
EC1N 8LE

Proposal:
Replacement shopfronts to commercial units and reconfiguration of main entrance to offices.
Drawing Nos: (757-CYA-AA-00-DR-A-) Design & Access Statement, 00001(A), 00002(A), 00003(A)

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 (757-CYA-AA-00-DR-A-) Design & Access Statement, 00001(A), 00002(A), 00003(A)

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

Informative(s):

- 1 Reasons for granting permission.

The proposal includes replacement fenestration to the ground floor commercial units and entrance to offices at upper floor levels. The alterations to glazing and doors would appear as separate shopfronts within the existing architectural surround which are considered appropriate in terms of design, proportions and materials as they would respect the architectural features of the host building. In this instance, the opportunity for level access is prevented by the presence of floor slabs. However, the recessed entrance would be brought forward by positioning its replacement in line with the adjacent shopfronts on the building line and is considered to prevent opportunities for crime and anti-social behaviour in this Central London location. On balance, the proposals are considered appropriate as they are typical in this commercial locality and would preserve the character and appearance of the host building, street scene and Hatton Garden Conservation Area.

Given the minor nature of the alterations they are not considered to negatively impact on the amenity of neighbours in terms of light spill, loss of privacy or outlook and encourages natural surveillance between the host building and the street scene.

No objections have been received prior to making this decision and the site's planning history was considered in the determination of this application.

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 (ERR) 2013.

As such, the proposed development is in general accordance with policies A1, D1, D2 and D3 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2019.

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