

Application ref: 2021/4065/P
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Date: 30 September 2021

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Iceni Projects
Da Vinci House
44 Saffron Hill
London
EC1N 8FH

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Johnson Building
77 Hatton Garden
London
EC1N 8JS

Proposal: Enlargement of existing 5th floor roof terrace

Drawing Nos: 1985-JRA-01-05-DR-A-0000 - Rev P03; 1985-JRA-01-05-DR-A-0015 - Rev P03; 1985-JRA-01-XX-DR-A-0020 Rev P03; 1985-JRA-01-05-DR-A-0115 - Rev P03; 1985-JRA-01-05-DR-A-0150 - Rev P03; 1985-JRA-01-XX-DR-A-0120 - Rev P03; 1985-JRA-01-08-DR-A-0118 - Rev P03; 1985-JRA-01-XX-DR-A-0121 - Rev P03; 1985-JRA-01-08-DR-A-0018 - Rev P03; 1985-JRA-01-XX-DR-A-0151 - Rev P03; 1985-JRA-01-XX-DR-A-0021 - Rev P03; Design & Access Statement, dated 20/08/2021 (JRA)

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 The development hereby permitted shall be carried out in accordance with the following approved plans: 1985-JRA-01-05-DR-A-0000 - Rev P03; 1985-JRA-01-05-DR-A-0015 - Rev P03; 1985-JRA-01-XX-DR-A-0020 Rev P03; 1985-JRA-01-05-DR-A-0115 - Rev P03; 1985-JRA-01-05-DR-A-0150 - Rev P03; 1985-JRA-01-XX-DR-A-0120 - Rev P03; 1985-JRA-01-08-DR-A-0118 - Rev P03; 1985-JRA-01-XX-DR-A-0121 - Rev P03; 1985-JRA-01-08-DR-A-0018 - Rev P03; 1985-JRA-01-XX-DR-A-0151 - Rev P03; 1985-JRA-01-XX-DR-A-0021 - Rev P03; Design & Access Statement, dated 20/08/2021 (JRA).

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

- 3 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.

- 4 Prior to the first use of the extended roof terrace hereby approved, details of permanent planters to be sited at the south-eastern and western edges of the roof terrace to prevent direct overlooking into neighbouring properties shall be submitted to and agreed in writing with the local planning authority. The extended roof terrace shall not be used or accessed, other than in an emergency, until the approved planters have been fully installed and they shall thereafter be retained for the duration of the development.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with policy A1 of the Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting

This application seeks permission to enlarge an existing 5th floor roof terrace on the Johnson Building. The roof terrace is located at the southern end of the building and would be extended from 51 sqm to 84 sqm.

On the basis that it is an existing terrace being extended and it is not visible in the public realm, it is not considered that the proposal would cause undue harm to the character and appearance of the host building or the wider area, including the Hatton Garden Conservation Area.

Neither is it considered that the extended roof terrace would cause undue harm to the amenities of nearby residential properties. The nearest residential properties are to the west (Nos. 32-34 Leather Lane) and there is a hotel at 84 Hatton Garden (to the south). The level of overlooking from the extended roof terrace is unlikely to be significantly worse than the level of overlooking that already occurs (which is not beyond what is expected in a built-up Central

London location), particularly because the extended roof terrace has been designed to retain a cut out at its eastern end, and planters would be provided at the western end. A planning condition will require full details of planters to be provided on the roof terrace to prevent people standing right at the edge of the terrace at the south-eastern and western ends. The condition will require that such structures are permanent, rather than moveable.

Neighbouring occupiers were consulted on the application. One objection has been received prior to making this decision which has been duly taken into account prior to making this decision (the comments relate to noise from previous building works and concerns about noise from the proposed works during construction; however, the scale of the works is not sufficient to warrant a Construction Management Plan).

The application site's planning history and relevant appeal decisions were taken into account when coming to this decision.

Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under and s.72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

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 2021; and the provisions of the National Planning Policy Framework 2021.

- 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 2021.

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 written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer