

Application ref: 2021/4113/P
Contact: Ewan Campbell
Tel: 020 7974
Email: Ewan.Campbell@camden.gov.uk
Date: 10 November 2021

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

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Left City
241 West George Street
Glasgow
G2 4QE

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
57A-57C Petersham House
Hatton Garden
London
EC1N 8JG

Proposal:

Alterations to ground floor frontages including replacement of roller shutter openings on Hatton Wall by garage-style glazed access doors and installation of planter boxes to the Hatton Garden and Hatton Wall elevations.

Drawing Nos: AW-01-DRW-A-102 (Rev 01), AW-01-DRW-A-102, AW-01-DRW-A-105, AW-01-DRW-A-110, (90)001, Cover Letter dated 24/08/21

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-
AW-01-DRW-A-102 (Rev 01), AW-01-DRW-A-102, AW-01-DRW-A-105, AW-01-DRW-A-110, (90)001, Cover Letter dated 24/08/21

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

Informative(s):

- 1 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).
- 2 Reasons for granting permission.

The proposal is for alterations to the external facade replacing roller shutters by garage-style access doors on the south east elevation and proposed planters to the south west elevation. There are no highway changes and the changes appear to be only uplifting the building and ensuring it remains to be better placed to deal with the mixed uses granted permission under 2020/0263/P.

To the south west elevation, the main changes are the repainting of the window frames to white and proposed new planters which will be flush with the façade. These changes remain small in scale and provide an uplift in this elevation, improving the character of the building and are considered acceptable.

To the south east elevation, the existing shutters will be removed and replaced with a garage operable door across the whole of the elevation. A smaller door would also be integrated into this aspect. The extensive glazing with acrylic pane dividers is welcome, being more sympathetic to the original 'garage' opening that existed and creating a more active and animated frontage to the street. The new roller shutters to cover the opening when required are considered acceptable as these effectively replace what is existing. The planters do not add to the overall bulk of the elevation on ground floor.

The development is considered to preserve and enhance the character and appearance of the host building, streetscene and Conservation Area. 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 2013.

In terms of neighbour amenity, because these alterations are minimal in scale, there will be no loss of outlook, privacy, daylight or sunlight.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, 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 National Planning Policy Framework 2021.

- 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 positioned above the printed name.

Daniel Pope
Chief Planning Officer