

Application ref: 2021/4968/P
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Date: 24 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

Tibbalds Planning and Urban Design Ltd.
19 Maltings Place
169 Tower Bridge Road
London
SE1 3JB

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
20-23 Greville Street
London
EC1N 8SS

Proposal:

Use of existing part basement, part ground floor and first floor level for flexible Class E uses (not including affordable jewellery floorspace).

Drawing Nos: 248-110 rev 1, 248-540 rev 1, 248-541 rev 1, 248-542 rev 1, 248-550 rev 1, 248-551 rev 1, 248-552 rev 1, Class E use statement dated 01/10/2021, letter dated 08/10/2021.

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: 248-550 rev 1, 248-551 rev 1, 248-552 rev 1.

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

- 3 Should the Class E use hereby approved be used for retail purposes, the unit(s) shall not be occupied outside the following times: 07:00hrs to 22:30hrs Monday to Saturday and 09:00hrs to 22:30hrs on Sundays and Bank Holidays.

Reason: To ensure that the amenity of occupiers of residential properties in the area is not adversely affected by noise and disturbance in accordance with the requirements of policies A1 and A4 of the Camden Local Plan 2017.

- 4 Should the Class E use hereby approved be used for restaurant use, the unit(s) shall not be occupied outside the following times: 07:00hrs to 22:30hrs Monday to Saturday and 09:00hrs to 22:30hrs on Sundays and Bank Holidays.

Reason: To ensure that the amenity of occupiers of residential properties in the area is not adversely affected by noise and disturbance in accordance with the requirements of policies A1 and A4 of the Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

Planning permission was approved on 19/06/2019 under reference 2018/0910/P for the redevelopment and extension of the building, including the change of use of the existing office (Class B1a) at basement, ground floor and first floor to retail/restaurant (Class A1/A3) use. The scheme has been implemented and is currently under construction although the approved uses have not commenced on site.

Permission is now sought for the use of the lower floors for Class E use to provide additional flexibility and potentially allow the whole building (aside from the previously secured affordable jewellery spaces which would remain as approved) to be occupied by a single office tenant (previously Class B1a, now Class E). The proposals are for a change of use only, and there would be no change in floorspace, layout or external appearance.

Although flexible retail and restaurant use (classed A1/A3) were approved, the site is not located within a retail frontage, and as such, retail use is not protected in this location. As such, there is no objection to the loss of the approved uses. Nevertheless, Class E use is proposed which could allow the space to be used for retail/restaurant use in future. Class E also includes uses such as office, financial and professional services, medical or health services, creche/nursery use, business use, or indoor sport/fitness uses. Given that the original use of the building as offices would now be considered Class E, and the approved use as retail/restaurant would also benefit from Class E use once implemented, the proposed change of use is considered acceptable. The proposals do not affect the affordable jewellery space at ground and basement levels which would still be bound by the same conditions and obligations as secured as part of the original consent (ref: 2018/0910/P). As such, the proposals are considered acceptable.

As there are no external alterations proposed, the development would not impact upon the appearance of the building or the Hatton Garden Conservation Area.

Due to the location and nature of the proposed development, the works would not impact the amenity of any adjoining residential occupiers in terms of outlook, daylight, noise or privacy. The previously approved waste/refuse storage and collection facilities and cycle parking storage would be sufficient for the new use.

No objections have been received and the site's planning history was taken into account when coming to this decision. Thames Water have advised that they have no objection.

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.

As such, the proposed development is in general accordance with policies A1, A4, E1, E2, D1, D2, TC1 and TC3 of the Camden Local Plan 2017, the London Plan 2021 and 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.

- 5 Management of surface water from new developments should follow Policy SI 13 Sustainable drainage of the London Plan 2021. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. Should you require further information please refer to <https://developers.thameswater.co.uk/Developing-a-large-site/Apply-and-pay-for-services/Wastewater-services>.
- 6 There are public sewers crossing or close to your development. If you're planning significant work near Thames Water (TW) sewers, it's important that you minimize the risk of damage. TW need to check that your development doesn't limit repair or maintenance activities, or inhibit the services TW provides in any other way. The applicant is advised to read the TW guide <https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes>.
- 7 As per Building Regulations part H paragraph 2.21, drainage serving kitchens in commercial hot food premises should be fitted with a grease separator complying with BS EN 1825-1:2004 and designed in accordance with BS EN 1825-2:2002 or other effective means of grease removal. Thames Water further recommend, in line with best practice for the disposal of Fats, Oils and Grease, the collection of waste oil by a contractor, particularly to recycle for the production of bio diesel. Failure to implement these recommendations may result in this and other properties suffering blocked drains, sewage flooding and pollution to local watercourses. Please refer to the TW website for further information : www.thameswater.co.uk/help
- 8 There are water mains crossing or close to your development. Thames Water do NOT permit the building over or construction within 3m of water mains. If you're planning significant works near TW mains (within 3m) TW will need to check that your development doesn't reduce capacity, limit repair or maintenance activities during and after construction, or inhibit the services they provide in any other way. The applicant is advised to read the guide working near or diverting our pipes. <https://developers.thameswater.co.uk/Developing-a-largesite/Planning-your-development/Working-near-or-diverting-our-pipes>
- 9 If you are planning on using mains water for construction purposes, it's important you let Thames Water know before you start using it, to avoid potential fines for improper usage. More information and how to apply can be found online at thameswater.co.uk/buildingwater.
- 10 Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

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 and title.

Daniel Pope
Chief Planning Officer