

Application ref: 2020/2758/P  
Contact: Matthew Dempsey  
Tel: 020 7974 3862  
Email: [Matthew.Dempsey@Camden.gov.uk](mailto:Matthew.Dempsey@Camden.gov.uk)  
Date: 1 October 2020

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

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

DP9 Ltd  
100 Pall Mall  
London  
SW1Y 5NQ

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**51-53 Hatton Garden**  
**London**  
**EC1N 8HN**

Proposal:

Installation of plant equipment within screened enclosure at roof level, creation of terraces at 6th and 7th floor to front, and; at ground floor to rear, with new gate to rear yard and associated alterations.

Drawing Nos: Site Location Plan 13551-A-XX-00-01, 13551-A-XX-00-02, 13551-A-XX-00-03, 13551-A-XX-00-04, 13551-A-XX-00-05, 13551-A-XX-00-06, 13551-A-XX-00-07, 13551-A-XX-00-08, 13551-A-XX-00-09, 13551-A-XX-00-10, 13551-A-XX-00-11, 13551-A-XX-00-12, 13551-A-XX-00-13, 13551-A-XX-00-14, 13551-A-XX-00-15, 13551-A-XX-00-16, 13551-A-XX-00-17, 13551-A-XX-00-18, 13551-A-XX-00-19, 13551-A-XX-00-20, 13551-A-XX-00-21, 13551-A-XX-00-22, 13551-A-XX-00-23.  
Design and Access Statement Parts 1&2 Piercy & Company May 2020. Plant Noise Planning Statement Applied Acoustic Design AAD June 2020. Daylight and Sunlight Report Point2 May 2020. Conservation Planning (Heritage Statement) Paddy Pugh June 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 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 Site Location Plan 13551-A-XX-00-01, 13551-A-XX-00-02, 13551-A-XX-00-03, 13551-A-XX-00-04, 13551-A--XX-00-05, 13551-A-XX-00-06, 13551-A--XX-00-07, 13551-A-XX-00-08, 13551-A-XX-00-09, 13551-A-XX-00-10, 13551-A-XX-00-11, 13551-A-XX-00-12, 13551-A-XX-00-13, 13551-A-XX-00-14, 13551-A-XX-00-15, 13551-A--XX-00-16, 13551-A-XX-00-17, 13551-A-XX-00-18, 13551-A-XX-00-19, 13551-A-XX-00-20, 13551-A-XX-00-21, 13551-A-XX-00-22, 13551-A-XX-00-23. Design and Access Statement Parts 1&2 Piercy & Company May 2020. Plant Noise Planning Statement Applied Acoustic Design AAD June 2020. Daylight and Sunlight Report Point2 May 2020. Conservation Planning (Heritage Statement) Paddy Pugh June 2020.

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

- 4 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

a) Manufacturer's specification details of proposed brick for the plant screening and samples of those materials to be provided on site.

b) Plan, elevation and section drawings of the proposed gate to the rear yard

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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.

- 5 The outdoor terrace areas at ground floor, 6th and 7th floor level hereby approved and specified on the plans, shall be for the use of occupants of the host building, and shall be occupied as an outdoor amenity terrace between the hours of 07:00 and 19:00hrs Monday to Friday only.

Reason: In order to prevent unreasonable overlooking and disturbance to

neighbouring premises in accordance with the requirements of Policies A1 and A4 of the Camden Local Plan 2017

- 6 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 G1, CC1, D1, and A1 of the London Borough of Camden Local Plan 2017.

- 7 Prior to operation, the plant equipment shall be provided with antivibration measures. All such measures shall thereafter be retained and maintained in accordance with the manufacturers' recommendations.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy G1, A1, A4, D1 and CC1 of the London Borough of Camden Local Plan 2017.

- 8 Prior to use of the terrace areas at Ground floor, 6th floor and 7th floor, full details in respect of the seating layout and planting arrangements to the terrace areas shall be submitted to and approved by the local planning authority. The details shall include:
- i. detailed terrace plans (ground, 6th and 7th floors)
  - ii. a detailed scheme of maintenance
  - iii. full details of planting species and density

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies G1, CC1, CC2, CC3, D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

#### Informative(s):

- 1 Reasons for granting permission:

The alterations to the existing plant equipment layout at the roof (level 7) and consolidation within a dedicated plant screen (level 8) provide space to enable the creation of a terrace to the 7th floor roof level. A small balcony terrace is also proposed at the front of the building to the 6th floor, with a further terrace at ground floor level to the rear.

The existing roof top plant equipment shall be relocated and housed behind a hit and miss buff brick screen to match the materials on the host building. Given the position of the plant enclosure to the rear at roof top level, it would have limited visibility from the public realm and is not considered to have an

adverse impact on the character of the host building or wider Conservation Area.

The existing flat roof at level 7 shall be provided with improved accessibility, with a new door and windows to match the existing features on the host building. The new space shall be utilised as a private outdoor amenity terrace for use by the occupants of the host building only. This includes provision of associated planting and seating arrangements.

The terrace to the front at 6th floor level is considered acceptable as this will be shielded by the parapet wall and white metal railings. New doors to access this area shall be installed to match the existing factory style windows.

The terrace at the ground floor to the rear is considered acceptable as this will be shielded from public views and is not considered to harm the character of the conservation area.

The terraces shall only be accessible by occupants of the host building, and furthermore; the use of the terraces shall be restricted to office hours to prevent harm to nearby residential amenity. Whilst the terraces are accepted in principle, to ensure the longevity of the development, the Council requires further details of the layout and maintenance arrangements which have therefore been secured by condition and should be provided prior to use of these spaces.

Part of the proposal includes the replacement of the vehicular access gate to the rear yard. This element of the proposal has not been formally agreed. Although this aspect of development is acceptable in principle, the Council requires more details of the proposed replacement and so detail of this element of the proposal has been secured by condition.

The Council's Environmental Health Officer was consulted on the application and confirmed the proposed plant equipment would comply with the Council's minimum noise standards.

The proposed alterations to the front, rear and at roof top level are considered sensitive and appropriate to the context of the office building. The size and location of the enclosure is not considered to harm neighbouring amenity in terms of loss of light or outlook. Furthermore, the proposed terraces are not considered to exacerbate current levels of overlooking and their hours of access are controlled by condition to further protect neighbouring amenity.

No objections were received prior to the determination of this application. The planning history of the site and surrounding area were taken into account when coming to this decision.

- 2 Special attention has been paid to the desirability of preserving and enhancing the character and appearance of the conservation area, under s.72 of the Planning (Listed Building and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

Therefore, the proposed development is in general accordance with policies

A1, A4, D1 and D2 of the London Borough of Camden Local Plan 2017. The development also accords with the London Plan 2016 and the National Planning Policy Framework 2019.

- 3 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).
- 4 This proposal may be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL. Both CILs are collected by Camden Council after a liable scheme has started, and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement. We issue formal CIL liability notices setting out how much you may have to pay once a liable party has been established. CIL payments will be subject to indexation in line with construction costs index. You can visit our planning website at [www.camden.gov.uk/cil](http://www.camden.gov.uk/cil) for more information, including guidance on your liability, charges, how to pay and who to contact for more advice.
- 5 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 London Borough of Camden 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.
- 6 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 are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

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', written in a cursive style.

Daniel Pope  
Director of Economy, Regeneration and Investment