

Application ref: 2021/0625/P
Contact: Matthew Dempsey
Tel: 020 7974 3862
Email: Matthew.Dempsey@Camden.gov.uk
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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

DP9 Ltd
100 Pall Mall
London
SW1Y 5NQ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:

51-53 Hatton Garden
London
EC1N 8HN

Proposal:

Variation to condition 3 (approved plans: to re-position roof level plant enclosure), in relation to ref: 2020/2758/P dated 01/10/2020 for; 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 LXX 00 12 A, 13 A, 14 A, 15 A, 16 A, 17 A, 18 A, 19 A, 20 A, 21 A, 23 A, Approved drawings 2020/2758/P 1of 2 and 2of 2. Cover Letter 09/02/2021. 51-53 Hatton Garden Relocation of Roof Plant Design and Access Statement Addendum 1of 2 and 2of 2. Daylight sunlight review 18/12/2020. Heritage statement Addendum December 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 if in CA] 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 LXX 00 12 A, 13 A, 14 A, 15 A, 16 A, 17 A, 18 A, 19 A, 20 A, 21 A, 23 A, Approved drawings 2020/2758/P 1 of 2 and 2 of 2. Cover Letter 09/02/2021. 51-53 Hatton Garden Relocation of Roof Plant Design and Access Statement Addendum 1 of 2 and 2 of 2. Daylight sunlight review 18/12/2020. Heritage statement Addendum December 2020.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 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 original proposal placed the plant screen at roof level, 8th floor; adjacent to the existing lift over-run, however the applicant has adjusted their proposal to position the plant and associated screening at 7th floor level, thus lowering the overall height of the approved building.

The proposed amendment is considered to be of an acceptable design quality and shall result in minor changes to the approved scheme. It is not considered to cause harm to the appearance of the host building, the wider street scene or to the character of the Hatton Garden conservation area.

The full impact of the proposal has already been assessed during the determination of the permitted scheme, and it is considered that the amendment would have a no material effect in terms of appearance and neighbouring amenity considerations.

One objection was received during the consultation period from a neighbouring

resident who also supported aspects of the scheme, the objection was regarding the layout of the 6th and 7th floor terrace which are yet to be finalised (Please see conditions attached to this permission), however the Council also notes that the applicant should engage with the neighbouring resident prior to submitting details of the terrace layout.

The planning history of the site has been taken into account when coming to this decision.

Council Conservation officers did not object to this variation. The council Noise Officer was consulted, and raised no objections. It is noted that previous conditions related to restricting the noise of the plant and preventing nuisance have been transferred across to this decision.

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 Area) 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, A4, D1 and D2 of the London Borough of Camden Local Plan 2017. The development also accords with the London Plan 2021 and the National Planning Policy Framework 2019.

- 2 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.

- 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 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).

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 'DP', is positioned above the typed name and title.

Daniel Pope
Chief Planning Officer