

Application ref: 2021/6300/P
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Date: 7 March 2022

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

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: Conversion of 2x existing windows into doors at existing 5th floor roof terrace.

Drawing Nos: 1985-JRA-01-05-DR-A-0000 Rev P03; 1985-JRA-01-XX-DR-A-0021 Rev P04; 1985-JRA-01-05-DR-A-0125 Rev P01; 1985-JRA-01-XX-DR-A-0131 Rev P04; 1985-JRA-01-XX-DR-A-0161 Rev P01; 1985-JRA-01-05-DR-A-0015 Rev P03; 1985-JRA-01-05-DR-A-0160 Rev P01; Cover letter (iceni), dated 21/12/2021

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: 1985-JRA-01-05-DR-A-0000 Rev P03; 1985-JRA-

01-XX-DR-A-0021 Rev P04; 1985-JRA-01-05-DR-A-0125 Rev P01; 1985-JRA-01-XX-DR-A-0131 Rev P04; 1985-JRA-01-XX-DR-A-0161 Rev P01; 1985-JRA-01-05-DR-A-0015 Rev P03; 1985-JRA-01-05-DR-A-0160 Rev P01; Cover letter (iceni), dated 21/12/2021.

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.

Informative(s):

- 1 Reasons for granting

Planning permission is sought to convert 2x existing windows into doors to allow access onto the 5th floor roof terrace (planning permission was granted last year to enlarge the roof terrace - reference 2021/4065/P, dated 30/09/2021).

The roof terrace is located at the southern end of the host building and is not visible in the public realm. The new doors would match existing adjacent doors. 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 proposal would cause undue harm to the amenities of nearby residential properties due to the nature of the works and the fact the new doors would not alter the amount of people that could access the roof terrace.

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).

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



Daniel Pope
Chief Planning Officer