

Application ref: 2021/4431/P
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Date: 11 April 2022

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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planning@camden.gov.uk
www.camden.gov.uk/planning

4 S Architecture
11 Sansom Street
London
SE5 7RD

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

40-42 Hatton Garden
London
EC1N 8EB

Proposal: Installation of replacement windows to front, rear and side elevations, replacement and repositioning of shopfront windows to front boundary line, replacement and reconfiguration of entrance door, steps and railings to external ramp, and installation of one VAM unit at ground floor level of the rear lightwell to offices (Class E).

Drawing Nos: Acoustic Report dated 12 September 2021, Design & Access Statement dated 10 September 2021, Heritage Statement dated 10 September 2021, Manufacturers Details (Schuco - Fitout Point Ltd) dated 11.08.2021, (21-023_4SA-) P001, P100, P120, P121, P130, P200, P400, P401, P500, P600 REV A, P601 REV A, P602

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: Acoustic Report dated 12 September 2021, Design & Access Statement dated 10 September 2021, Heritage Statement dated 10 September 2021, Manufacturers Details (Schuco - Fitout Point Ltd) dated 11.08.2021, (21-023_4SA-) P001, P100, P120, P121, P130, P200, P400, P401, P500, P600 REV A, P601 REV A, P602

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 policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 The external noise level emitted from plant, machinery or equipment at the development hereby approved shall be lower than the lowest existing background noise level by at least 10dBA, by 15dBA where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity.

Reason: To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by noise from mechanical installations/ equipment in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 5 Prior to use, machinery, plant or equipment at the development shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration isolated from the casing and adequately silenced and maintained as such.

Reason: To ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by vibration in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 6 Before the relevant part of the work is begun, detailed drawings, to include sections scale 1:10, 1:20 of all new windows (including jambs, head and cill), ventilation grills, and external doors shall be submitted to and approved in writing by the local planning authority.

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.

Informative(s):

1 Reasons for granting permission.

The site is a six-storey office block located on the east side of Hatton Garden, south of St Cross Street adjacent to the Grade II listed former chapel and located in the Hatton Garden Conservation Area within the Central London Area.

The proposal seeks refurbishment and reconfiguration of the office accommodation including alterations to the ground floor and window replacement to all elevations. The ground floor frontage would extend the internal footprint forward by infilling the recess undercroft by installing new glazing to the building line within the existing architectural brick-faced surrounds and support columns. The materials and proportions would respect the characteristics of the host building with vertical glazing bars reinstating a relationship between the ground floor, upper floors and street frontage.

The proposals introduce an active frontage that would encourage natural surveillance between the host building and the street scene. The reduction in railings and removal of underused undercroft spaces would reduce opportunities for anti-social behaviour. The reconfiguration of the entrance, steps and replacement railings to the access ramp, maintain level access with minimum clear door width, are appropriate in detail and materials and allow access for all.

The replacement windows throughout would be appropriate to the character of the building. The replacement aluminium windows are proposed within the existing chamfered brick openings, retaining the type, proportions and materials while improving the appearance and thermal performance, details of which to be secured by condition.

The new signage benefits from deemed consent and is welcomed due to its detail and materials.

The additional plant equipment will be appropriately sited within the lower ground rear lightwell, with limited impact on the fabric of the building and would not be visible from the public realm.

The building is identified as making a negative contribution to the Hatton Garden Conservation Area. The proposals would improve the appearance of the building and contribute to the street scene, therefore preserving the character and appearance of the Hatton Garden Conservation Area.

The applicant has applied appropriate passive measures to reduce the cooling demand prior to the proposed active cooling system. The proposal includes windows with high thermal performance and solar control glazing, and are openable for natural ventilation.

The nearest residential properties which could potentially be affected by noise emissions from the installation are north of the site at St Cross Street. The Council's Environmental Health officer has assessed the submitted noise report and is satisfied it meets the Council guidelines. The predicted noise limits would be acceptable subject to conditions attached to this decision. Given the minor nature of the external alterations, there would be no negative impact on the amenity of neighbours in terms of noise, light spill or outlook.

No objections have been received prior to making this decision. The site's planning and enforcement history were considered in the determination of this application.

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 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, C6, D1, D2, D3, and CC2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with 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 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.

- 4 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.

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 centered on the page.

Daniel Pope
Chief Planning Officer