

Application ref: 2021/5927/P
Contact: Matthew Dempsey
Tel: 020 7974 3862
Email: Matthew.Dempsey@Camden.gov.uk
Date: 14 April 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

DP9 Ltd
100 Pall Mall
London
SW1Y 5NQ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
51-53 Hatton Garden
London
EC1N 8HN

Proposal:

Details of brick sample and gate to rear yard, as required by condition 4 of reference 2021/4195/P dated 01/12/2021, for; Variation to condition 3 (approved plans) of planning permission 2021/0625/P dated 16/06/2021 (for Variation to condition 3 (approved plans) of permission 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), namely to alter rear terrace at level 0 and gate to rear courtyard plus new screen to existing substation. Drawing Nos: Site location, 401, 402, 504, Brick Sample (condition 4 part A Dec 2021), Cover Letter 02/12/2021.

The Council has considered your application and decided to grant permission.

Informative(s):

1 Reasons for granting approval:

Condition 4 of application reference 2021/4195/P, dated 01/12/2021, required details of; a) manufacturer's specification details of proposed brick for the plant screening, and; b) detailed drawings of the proposed gate to the rear yard.

The condition was imposed 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).

A brick sample photograph of the 'Matchlt brick 3078/2' has been provided to show the material specified for the plant screening along with elevation, plan and section drawings to show the hit and miss arrangement as approved. These details are considered sufficient to satisfy condition 4a).

Detailed elevation, plan and sections showing the rear gate and yard have been provided. These details are considered sufficient to satisfy condition 4b).

The full impact of the proposed development has already been assessed. The proposed details would not have a harmful impact on the appearance of the building or this part of the conservation area.

As such, the submitted details are in accordance with the requirements of policies D1 and D2 of the Camden Local Plan 2017.

- 2 You are reminded to ensure provision of all details in relation to condition 8 of application reference 2021/4195/P prior to use of the terrace spaces.
- 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 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).
- 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, 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 positioned above the printed name and title.

Daniel Pope
Chief Planning Officer