

Application ref: 2021/5152/P  
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Date: 14 April 2022

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

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DP9 Limited  
100 Pall Mall  
London  
SW1Y5NQ

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:

Removal of step up to doors on front elevation (2) by way of formation of raised slopes, with installation of intercom to side of entrance door.

Drawing Nos: Site Location Plan 005 Rev04, 24 A, 25 A, Piercy&Company 13551, 13.10.21.

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: Site Location Plan 005 Rev04, 24 A, 25 A, Piercy&Company 13551, 13.10.21.

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.

Informative(s):

- 1 Reasons for granting permission:

The proposals to form sloped access to two doors in the front (Hatton Garden) elevation are considered acceptable in terms of scale, design and materials and they would not harm the appearance of the streetscene, the character or appearance of the Hatton Garden Conservation Area or the permeability or legibility of the highway.

The proposal has been revised by way of the removal of a proposed balustrade with intercom on the forecourt. This is preferable as it retains clear open space to the front of the building and does not create a potential hazard for pedestrians. The intercom which had been proposed to be located on the balustrade is now housed within the doorway column.

Each slope shall be constructed of Portland Stone to match the existing masonry on the host building. The slopes shall have a gradient of 1:21 which is compliant with the DDA regulation and also meets the aspirations of Camden Planning Guidance Access for All and Transport.

Council Transport and Conservation Officers were consulted and raised no objection to the revised scheme.

Given the minor nature of the works the proposal is not considered to cause harm to the neighbouring residential occupiers in terms of loss of light, outlook or privacy.

No objections have been received during public consultation. The site's planning and enforcement history has been considered during the determination of 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 2013.

As such, the proposed development is in general accordance with policies A1, C6, D1 and D2 of the London Borough of Camden Local Plan 2017 and Camden Planning Guidance: Access for All (2019) and Transport (2021). The

proposed development also accords with the policies of 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 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](http://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