

Application ref: 2021/3090/P
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Date: 2 March 2022

Development Management
Regeneration and Planning
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DP9 Ltd
100 Pall Mall
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SW1Y 5NQ

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: Installation of 3 glazed rooms at north side of roof, alongwith landscape planting scheme and layout of roof-top terrace.

Drawing Nos: Site Context Plan A-XX-00-001 C, Site Location Plan A-XX-00-005 C, A-LXX-00-17, A-RF-01-107 C, A-RF-01-108 C, A-RF-00-18 C, Piercy and Company 13551 Design rand Access Statement Rev A June 2021 including all drawings, P Pugh Conservation Planning Heritage Report June 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 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.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: Site Context Plan A-XX-00-001 C, Site Location Plan A-XX-00-005 C, A-LXX-00-17, A-RF-01-107 C, A-RF-01-108 C, A-RF-00-18 C, Updated Design and Access Statement (December 2021) including all drawings, Heritage Report June 2021.

Reason: For the avoidance of doubt and in the interest of proper planning.

- 4 Before the relevant part of the work is begun, detailed drawings, to include manufacturer's specifications, scale 1:10 sections and details of the construction mechanism for the glass pods 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.

- 5 The outdoor terrace areas including glass pods at 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 Prior to use of the terrace areas at 7th floor, full details in respect of the planting layout arrangements to the terrace area shall be submitted to and approved by the local planning authority. The details shall include:
- i. a detailed scheme of maintenance.
 - ii. 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.

- 7 The glass rooms at 7th floor level hereby approved and specified on the plans, shall not be fitted internally or externally with any lighting or other paraphernalia without prior consent from the local authority.

Reason: In order to ensure the lightweight nature of the glazed rooms is maintained in perpetuity and to protect the amenity of neighbouring residents and the appearance of the surrounding roof scape in accordance with the requirements of Policies A1 and D1 of the Camden Local Plan 2017.

Informative(s):

1 Reasons for granting permission:

Planning permission was granted for the reconfiguration of roof top plant including the creation of roof terraces at ground, 6th and 7th floors under application ref: 2020/2758/P, dated 01/10/2020, which was subsequently varied under application ref: 2021/0625/P dated 16/06/2021. The permissions required details of the terrace layouts secured by condition. This application seeks approval for the layout of the 7th floor roof top terrace with the addition of three glazed rooms.

The principle of a planted terrace in this location has already been agreed under the previous permission. The applicant has submitted a full application here, rather than an approval of details application, because of the introduction of the new elements such as the three glazed rooms and seating areas, which are material changes and require full public consultation.

The proposed terrace layout includes low planter boxes with bench seating and storage, all of which will sit below the line of approved railings fitted to the parapet edge. The new planter boxes shall be powder coated metal, with integrated benches. The flooring shall be a combination of timber decking and porcelain tiling. This arrangement is considered acceptable in terms of scale, design and materials and would not appear incongruous in the roof terrace setting. To ensure that the species of flora within planter boxes are suitable for this location, a condition requiring a scheme of maintenance and details of planting species and density is attached to this decision.

Access to the terrace is provided by an existing stair on the south side of the building. In order to protect the amenity of the neighbouring occupier raised planters with storage at a height of 1600mm shall be installed to shield any view from the terrace across to the neighbouring property. Although this screen shall project above the line of the parapet railings, it would not be visible from the public realm and therefore not harmful to the appearance of the building, which is accepted.

The proposed glazed rooms shall provide shelter to enable continued use of the amenity space throughout the year. The glazed rooms shall have a foot print of 3050mm by 2040mm, with a pitched roof maximum height of 2800mm. These would be made of frameless structural glass, and details of the mechanism to be installed would be secured by condition. A fully solid structure would not be acceptable here; however, given the proposed materials on demountable modest structures, with lightweight appearance, there would be no harm identified to the character and appearance of the host building and neighbouring ones. The addition of three glazed rooms on the north side of the terrace is therefore considered acceptable in this position due to the lightweight

construction and limited visibility from street level.

To ensure the lightweight nature of the glazed rooms is maintained in perpetuity; a condition is attached to this decision prohibiting the installation of any internal or external fixtures to any of the glazed rooms. Given the lightweight structure and limited visibility from the public realm, the glazed rooms are considered acceptable.

In terms of impact on neighbouring amenity, the layout of the seating arrangements and planter boxes as shown on the proposed 7th floor general arrangement plan is such that views across to immediate neighbours from the terrace are restricted. The vast majority of terrace installations shall sit below the line of parapet railings; where planter boxes do project above the parapet, these are positioned to protect the immediate neighbour but they are not considered overly dominant.

- 2 Additionally, the glazed rooms shall have frosted glass finish to the wall adjacent to the neighbouring boundary. It is therefore considered that the proposed scheme would not have any negative impact on neighbouring amenity in terms of loss of light, outlook or privacy.

Council Design and Conservation Officers were consulted on the proposed scheme and raised no objections. No objections but one letter of support were received from members of the public

The application site's planning history and relevant appeal decisions were taken into account when coming to this decision.

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, A3, A4, D1, D2, CC1, CC2, CC3 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.

- 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.

- 5 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 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 of the Chief Planning Officer.

Daniel Pope
Chief Planning Officer