

Application ref: 2021/6068/P
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Date: 4 July 2022

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DP9 Ltd
100 Pall Mall
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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 terraces at 6th and 7th floors as required by condition 8 of 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: 005 C, P_07_300 C01 (1 of 2), P_07_300 C01 (2 of 2), P_XX_100 C01, P_07_100 C01, P_00_100 C01, P_00_300 C01, Landscape Maintenance Q35, letter dated 6 December 2021.

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

Informative(s):

1 Reasons for granting approval:

Condition 8 of application reference 2021/4195/P, dated 01/12/2021, required the following details to be submitted:

- i) detailed plans of the approved terraces,
- ii) a detailed scheme of maintenance, and
- iii) details of proposed planting species and density.

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, and also to ensure the development undertakes reasonable measures to take account of the biodiversity and the water environment in accordance with policies CC1, CC2, CC3 and A3.

Detailed plans of the terrace areas have been provided which are considered sufficient to satisfy the requirements of part i).

A detailed scheme of maintenance, and details of proposed planting and species density have been provided which have been checked by the Council Trees and Landscaping Officer who has found the information provided to be high quality and comprehensive. Therefore parts ii) and iii) are considered to have been satisfied.

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.

One comment was received which was related to privacy issues which had been considered during the determination of the original application, rather than design details and biodiversity / water environment measures which are the subject of the current application.

As such, the submitted details are in accordance with the requirements of policies A3, CC1, CC2, CC3, D1 and D2 of the Camden Local Plan 2017 and it is recommended that condition 8 is discharged.

- 2 You are advised that all conditions relating to planning permission granted on 01/12/2021 (reference 2021/4195/P) which need details to be submitted, have been approved.

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.

Daniel Pope
Chief Planning Officer