

Application ref: 2022/3699/P  
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Date: 21 December 2022

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Da Vinci House  
44 Saffron Hil  
London  
EC1N 8FH

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:  
**5 St Cross Street**  
**London**  
**EC1N 8UB**

Proposal: Details of decorative balustrade required by condition 4 of planning permission reference 2021/4246/P, dated 09/03/2022 (for: Creation of 4th floor roof terrace)

Drawing Nos: 1985-JRA-00-XX-DR-A-0156 Rev P01; 1985-JRA-00-XX-DR-A-0151 Rev P05

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

Informative(s):

#### 1 Reasons for granting

This application seeks to discharge condition 4 of planning permission 2021/4246/P, dated 09/03/2022. The condition requires the submission of details of the decorative balustrade on the St Cross Street elevation, in order to safeguard the appearance of the premises and the character of the immediate area.

The proposed decorative balustrade would feature decorative sections separated by vertical balusters, which align with the fenestration and masonry pilasters below. The decorative elements are considered to relate well to the

host building and the wider area, including the Hatton Garden Conservation Area, such that the host building would retain its sense of individuality in the streetscene.

As such, the proposed details are in general accordance with Policies D1 and D2 of the Camden Local Plan 2017 and are sufficient to discharge condition 4.

- 2 You are reminded that condition 6 (lighting strategy) of planning permission 2021/4246/P, dated 09/03/2022, still requires details to be submitted and approved.

Details relating to condition 5 (landscaping) have been submitted (application reference 2022/5559/P) and are pending determination.

Details relating to condition 7 (roof terrace management) have been submitted (application reference 2022/4793/P) and are pending determination.

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 written over a faint, light-colored rectangular stamp or watermark.

Daniel Pope  
Chief Planning Officer