

Application ref: 2022/0863/P
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Date: 29 December 2022

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

Phone: 020 7974 4444

planning@camden.gov.uk

www.camden.gov.uk/planning

Mr Ken Hassan
106-109 Saffron Hill
London
EC1N 8QS

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

106-109 Saffron Hill
London
EC1N 8QS

Proposal:

Installation of external aerial outside ground floor entrance to extend phone signal to basement floor.

Drawing Nos: Buy A Plan 106109 Saffron Hill Location Plan, Proposed Basement and Ground Floor Plans 10100(L)201 rev P2, Existing Elevation 10100(L)020 rev C8, Proposed Elevation 10100(L)020 rev D, Specification, Aerial User Guide.

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: Buy A Plan 106109 Saffron Hill Location Plan,

Proposed Basement and Ground Floor Plans 10100(L)201 rev P2, Existing Elevation 10100(L)020 rev C8, Proposed Elevation 10100(L)020 rev D, Specification, Aerial User Guide.

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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 In the event that the amplifier is no longer required, it shall be removed from the building's exterior and the wall made good.

Reason: 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.

Informative(s):

- 1 Reasons for granting permission.

The proposal is for the addition of a small cell phone amplifier box to the exterior of the property to improve mobile signals to the basement level. The application site is listed as a positive contributor building in the Hatton Garden Conservation Area.

The unit was originally proposed on the exterior wall by the entrance facing the street. However the scheme has since been revised to locate the cell phone amplifier inside the alcove just above the height of the adjacent entrance doors. This means that, when looking straight at the property from the street, it is not unduly noticeable and prevents visual clutter on the front façade. This aligns with the Conservation Area Statement which encourages services to be concealed from view as far as possible. This is considered acceptable and will not cause any material harm to the host building, streetscene or the wider conservation area.

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 Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The equipment is small in size and would be sheltered within the entrance alcove. For this reason it would not cause any impacts to neighbouring amenity in terms of loss of daylight, sunlight, outlook or privacy.

No objections were received during the course of this application. The planning history of the site have been taken into account when coming to this decision.

The proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017, as well as the London Plan 2021 and the National 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) 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:

<https://www.gov.uk/appeal-planning-decision>.

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned in the upper left corner of the page.

Daniel Pope
Chief Planning Officer