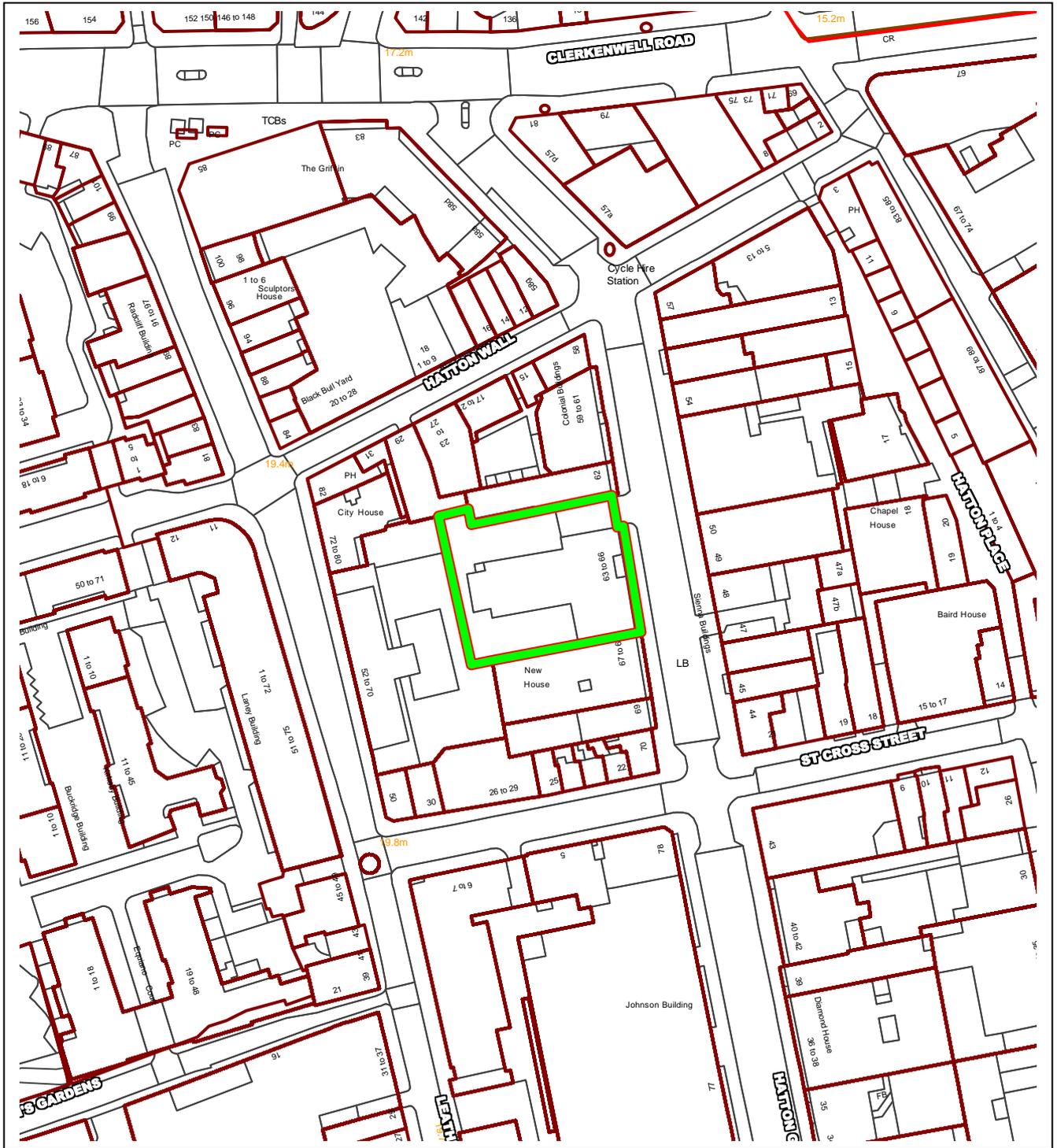


# 2024/5548/P

## 63-66 Hatton Garden



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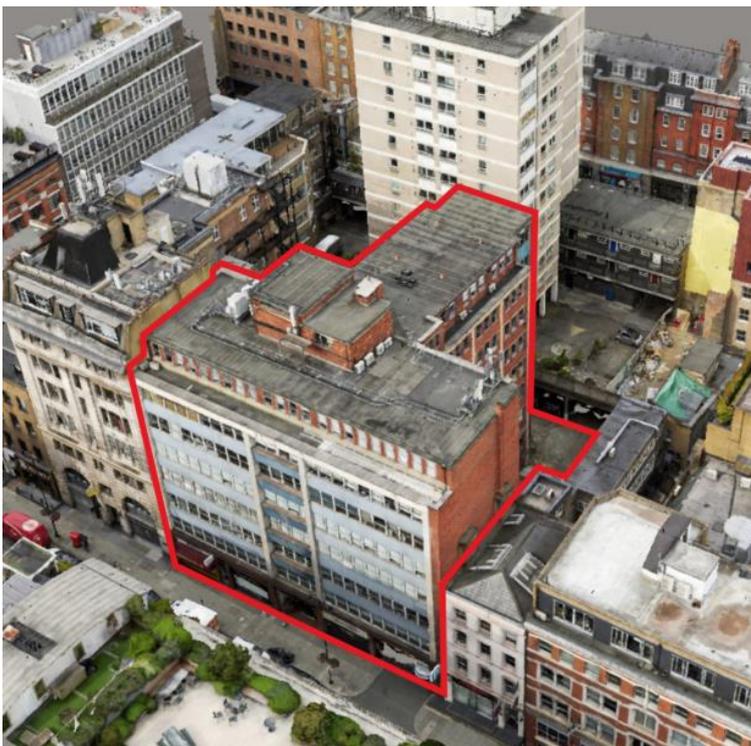
**2024/5548/P**

63-66 Hatton Garden

Photos and Plans



*Fig 1. Aerial view of 63-66 Hatton Garden.*



*Fig 2. Front aerial view of 63-66 Hatton Garden.*

**2024/5548/P**  
63-66 Hatton Garden

Photos and Plans



Fig 3. Existing northwest and southwest aerial view showing existing roof.



Fig 4. Existing (left) and proposed (right) front elevation.

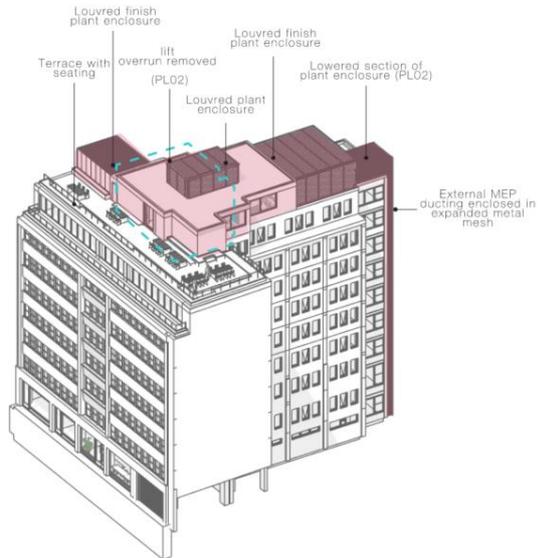
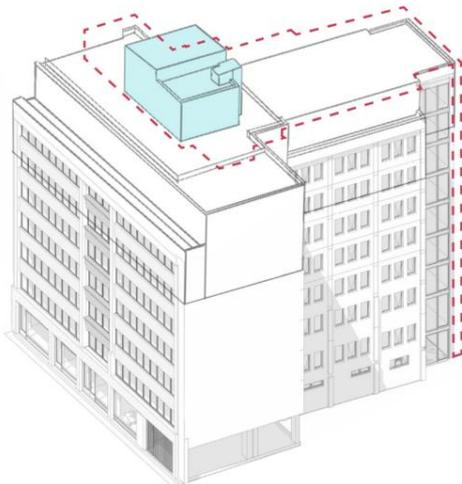


Fig 5. Existing (left) and proposed (right) building massing.

# 2024/5548/P

63-66 Hatton Garden

## Photos and Plans

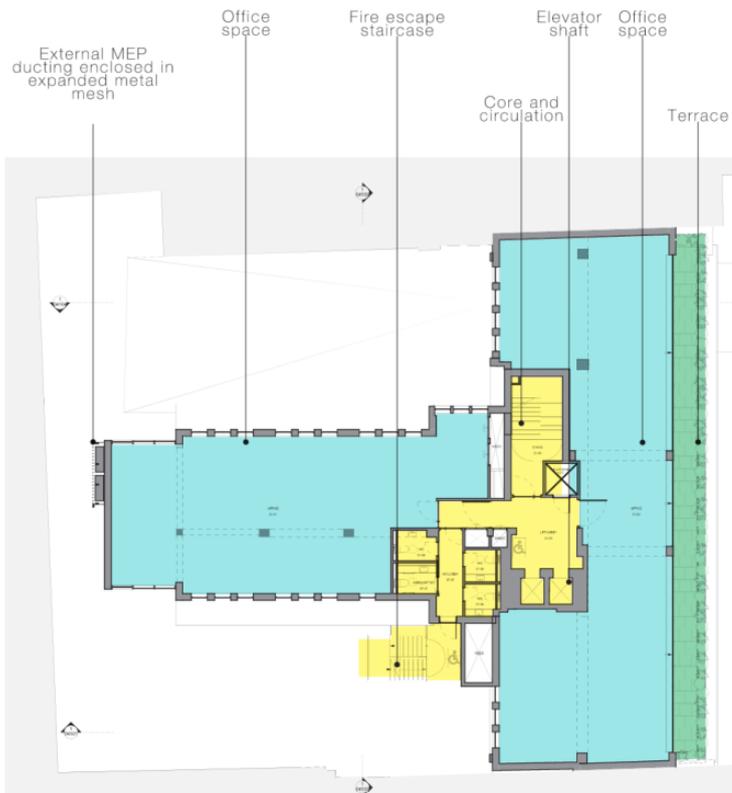


Fig 6. Proposed 7<sup>th</sup> floor plan

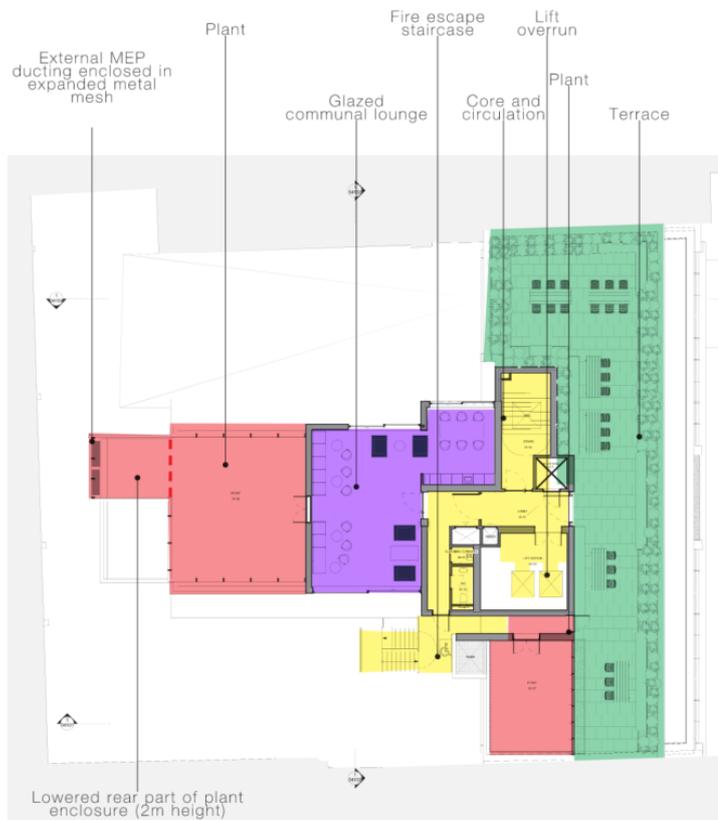


Fig 7. Proposed 8<sup>th</sup> (rooftop) floor plan

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>05/02/2025</b>	
(Members Briefing)		N/A / attached		<b>Consultation Expiry Date:</b>		12/01/2025	
<b>Officer</b>				<b>Application Number(s)</b>			
Daren Zuk				2024/5548/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
63-66 Hatton Garden London EC1N 8LE				See draft decision notice			
<b>PO 3/4</b>		<b>Area Team Signature</b>		<b>C&amp;UD</b>		<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>							
Proposed refurbishment of the existing office (Class E) building including: new windows throughout, new shopfronts and fenestration at front ground floor level, relocated fire escape stairs, lower ground floor rear extension, provision of roof terrace at front 7th floor and roof levels, removal of existing roof level structure and erection of a roof top extension incorporating core/circulation space, communal lounge and plant facilities at new roof level, formation of ducting enclosure on rear elevation from ground to new roof levels							
<b>Recommendation(s):</b>		Grant conditional planning permission subject to a S.106 agreement.					
<b>Application Type:</b>		Full Planning Permission					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>00</b>	No. of responses	<b>06</b>	No. of objections	<b>06</b>
<b>Summary of consultation responses:</b>		Site Notice: displayed 13/12/2024, expired 06/01/2025 Press Notice: published 19/12/2024, expired 12/01/2025					
<b>(Officer response in italics)</b>		Six responses objecting to the proposals were received following public consultation. The main reasons for objecting are summarised below: <ul style="list-style-type: none"> <li>• Impacts on availability of daylight/sunlight to nearby residential properties as a result of the roof extension and plant enclosure.</li> <li>• Noise impacts from rooftop plant equipment and from users of the roof terraces.</li> <li>• Design and materiality of the rooftop plant enclosure.</li> <li>• Impact of roof extension and plant enclosure on private views.</li> </ul>					

	<ul style="list-style-type: none"> <li>• Impact on property values due to roof level works.</li> </ul> <p><i>Officer Response:</i></p> <ul style="list-style-type: none"> <li>• <i>Amenity impacts, including on daylight/sunlight, outlook, privacy, and noise, are discussed in Section 6 (Amenity).</i></li> <li>• <i>Design and impacts on the Conservation Area are discussed in Section 5 (Design and Conservation).</i></li> <li>• <i>Impacts on property values are not a material planning consideration.</i></li> </ul>
<p><b>Gamages TRA &amp; Langdon House Residents Association</b></p> <p><i>(Officer response in italics)</i></p>	<p>Responses were received from the Gamages TRA and Langdon House Residents Association. The main reasons for objecting are summarised below:</p> <ul style="list-style-type: none"> <li>• Impacts on availability of daylight/sunlight to nearby residential properties as a result of the roof extension and plant enclosure.</li> <li>• Noise impacts from rooftop plant equipment and from users of the roof terraces.</li> <li>• Design and materiality of the rooftop plant and ducting enclosures.</li> <li>• Impact of roof extension and plant enclosure on private views.</li> </ul> <p><i>Officer Response:</i></p> <ul style="list-style-type: none"> <li>• <i>Amenity impacts, including on daylight/sunlight, outlook, privacy, and noise, are discussed in Section 6 (Amenity).</i></li> <li>• <i>Design and impacts on the Conservation Area are discussed in Section 5 (Design and Conservation).</i></li> </ul>

**Site Description**

The site comprises a mid-20<sup>th</sup> century nine-storey (plus basement) office building (Class E) located on the west side of Hatton Garden, between the junctions with Hatton Wall (north) and St Cross Street (south). The ground floor comprises three shopfronts in commercial (Class E) use, with the upper levels split up into individual office tenants on each level. The building is currently occupied. The site is not statutorily or locally listed but is located within the Hatton Garden Conservation Area.

**Relevant History**

**2021/0382/P** – Replacement shopfronts to commercial units and reconfiguration of main entrance to offices. **Granted 28/05/2021**

**Relevant Policies**

- National Planning Policy Framework (2024)**
- The London Plan (2021)**
- Camden Local Plan (2017)**
- A1 Managing the impact of development

- A3 Biodiversity
- A4 Noise and Vibration
- D1 Design
- D2 Heritage
- D3 Shopfronts
- CC1 Climate change mitigation
- CC2 Adapting to climate change

### **Draft Camden Local Plan**

The Council published a new Draft Camden Local Plan (incorporating Site Allocations) for consultation in January 2024 (DCLP). Responses to the consultation and a Submission DCLP (updated to take account of the responses) will be reported to Cabinet on 2 April 2025, and to the Council on 7 April 2025.

The Council is recommended to agree the Submission DCLP for publication and submission to the government for examination (following a further period of consultation).

The DCLP is a material consideration in the determination of planning applications but still has limited weight until the Council has made a decision on the Submission DCLP. The weight that can be given to it will increase as it progresses towards adoption (anticipated 2026).

### **Camden Planning Guidance (2021)**

- CPG (Amenity)
- CPG (Design)
- CPG (Energy efficiency and adaptation)

### **Hatton Garden Conservation Area Appraisal and Management Plan (2017)**

## **Assessment**

### **1. Proposal & Background**

1.1. Planning permission is sought for the refurbishment of the existing Class E office and retail building including:

- New windows throughout
- New shopfronts and fenestration at front ground floor level
- Relocated fire escape stairs
- Lower ground floor rear extension
- Provision of roof terrace at front 7<sup>th</sup> floor and roof levels
- Removal of existing roof level structure and erection of a roof top extension incorporating core/circulation space, communal lounge and plant facilities at new roof level
- Formation of ducting enclosure on rear elevation from ground to new roof levels

### **2. Revisions**

2.1. During the course of the application the proposal was revised to reduce the bulk of the roof level plant enclosure at the rear of the building in response to concerns raised by Officers and

Langdon House residents. The rear elevation ducting enclosure (from lower ground to roof levels) was also redesigned and reduced in width following Officer recommendations.

### **3. Planning Considerations**

3.1. The key considerations material to the determination of this application are as follows:

- Land Use
- Design and Conservation
- Amenity
- Sustainability
- Transport

### **4. Land Use**

4.1. The principle of the development is supported as it would include the retention and refurbishment of an existing office building, supported by Local Plan policy E2. The scale of development, given the minimal uplift in employment (Class E) floorspace, does not trigger any requirement for the provision of housing, under policy H2 (Maximising the supply of self-contained housing from mixed use schemes).

### **5. Design and Conservation**

5.1. The Council's design policies are aimed at achieving the highest standard of design in all developments, including where alterations and extensions are proposed. Policy D1 of the Local Plan requires development to be of the highest architectural and urban design quality which improves the function, appearance, and character of the area. The Council welcomes high quality contemporary design which responds to its context. Camden's Local Plan Document is supported by Supplementary Planning Guidance CPG (Design).

5.2. Local Plan Policy D2 states that the Council will preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas. To comply with Policy D2, extensions to properties should integrate with and enhance the host building and not be dominant or obtrusive.

5.3. Camden's Design CPG emphasises Camden's commitment to design excellence and expects development schemes to consider: the context of a development and its surrounding area; the design of the building itself; the use and function of buildings; using good quality sustainable materials; creating well connected public spaces and good quality public realm; opportunities for promoting health and well-being; and opportunities for improving the character and quality of an area.

#### ***Ground Floor Works***

5.4. The proposal includes the removal of the existing red granite fascia and shopfronts at ground floor level, which does not raise any concern as they are non-original and likely added in the 1980s. An existing commercial unit will be removed and absorbed into the entrance lobby.

5.5. The submitted documents indicate the replacement fascia/pillar material would be grey terrazzo cladding which would match the character and design of the mid-century host building. Similarly,

the existing shopfronts are proposed to be replaced with anodized bronze shopfronts which are considered acceptable and will match the mid-century aesthetic of the host building. Details of both the fascia/pillar cladding material and new shopfronts will be secured by condition to ensure suitability.

### ***Alterations to Elevations***

- 5.6. Along the front elevation (on the upper levels) the existing tiled facade will be retained, refurbished, and repaired as necessary, which is welcomed. The existing single-glazed sash windows will be replaced with matching slimline double-glazed aluminium units to improve energy efficiency. Existing windows elsewhere on the building, including on the side and rear elevations, will also be replaced with matching double-glazed aluminium framed units. At 7<sup>th</sup> floor level, the existing front elevation windows will be replaced with new glazing and doors to facilitate access to a new terrace which is not currently accessible; no concerns are raised with the use of full height glazing at this level given the setback and inclusion of upstands to minimise overheating impacts. Replacement of the existing windows is supported pending details to be secured by condition to ensure suitability.
- 5.7. At the rear of the building, an existing internal fire escape stair core will be relocated externally along the rear elevation. No concerns are raised regarding the relocation, materiality, or proposed colour. The former stair core will be reutilised as additional internal office floor space, and the windows replaced. The windows to the former rear stair core will be replaced with matching double-glazed units with incorporated coloured lower panel to maintain the mid-century character. Details of the windows and panels will be secured by condition.

### ***Roof Level Works***

- 5.8. The existing roof level structure is proposed to be removed and replaced with a larger extension to include an office amenity area, roof terrace, and plant facilities. No concerns are raised with the replacement roof structure, as the proposed materiality is consistent with the host building. New windows to the north and south elevations are considered acceptable in size and orientation and will help mitigate overheating to the new rooftop amenity area.
- 5.9. The provision of a roof terrace to improve office occupier amenity is welcomed. To address privacy impacts on nearby residential occupiers, the terrace has been set in from the roof edges and buffer planting utilised. Further assessment on amenity impacts is discussed in Section 5. Details on the proposed planting and balustrades/safety railings will be secured by condition.
- 5.10. The location of the proposed plant facilities is considered appropriate and will not unduly impact the character of the host building or wider Hatton Garden Conservation Area. During the course of the application, concerns were raised regarding the bulk of the plant enclosure to the rear and whether the level of massing has been fully rationalised. The proposal was subsequently revised to reduce the bulk and concentrate the plant facilities and enclosure further away from the rear roof edge to an acceptable level. Details of the plant enclosure louvres, including colour and finish, will be secured by condition to ensure suitability.
- 5.11. Along the rear elevation, new MEP ducting and an associated enclosure are proposed from basement to roof levels. During the course of the application, concerns were raised regarding the bulk, width, and materiality of the enclosure and whether a full width enclosure was necessary. The plans were subsequently amended to reduce the width by over half, thus

minimising the impact on the host building and wider Conservation Area. Details of the ducting enclosure material will be secured by condition to ensure suitability for use on the host building and wider Conservation Area.

- 5.12. The increase in bulk due to the extension and plant facilities at roof level, given their setback and relative lack of visibility from public views, will not harm the host building nor have a negative impact on that of the wider Hatton Garden Conservation Area. The removal of the existing telecommunications equipment from the roof is also welcomed and will improve the building's setting within the wider Conservation Area.

### ***Other Works***

- 5.13. At rear lower ground floor level, a small podium extension is proposed to create a bin store and cycle store facilities for office occupants. No concerns are raised given the lack of visibility of the extension. The proposed facing materials are proposed to match the existing building to ensure compatibility.

## **6. Amenity**

- 6.1. Local Plan Policy A1 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. It seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission for redevelopment that would not harm the amenity of neighbouring residents. This includes privacy, outlook, daylight, sunlight and noise. Policy A4 ensures that noise and vibration from is controlled and managed in a way as to not negatively impact neighbouring amenity. CPG (Amenity) provides specific guidance with regards to privacy and outlook.
- 6.2. Concerns have been raised by neighbouring objectors and other consultees (noted above) regarding the impact of the roof level works – specifically overlooking, privacy, noise, and daylight/sunlight – on neighbouring occupiers to the west and north of the subject site.

### ***Overlooking & Privacy Impacts***

- 6.3. To help mitigate against overlooking and privacy impacts on neighbouring residential occupiers to the north and east the roof terrace has been set back from the roof edge and buffer planting proposed. Conditions have been added requiring details of the proposed rooftop planting to ensure suitability and that the planting is maintained in perpetuity. Given the significant separation distance between the proposed roof terrace and the residential properties to the west, it is not anticipated that there would be any undue overlooking or privacy impacts on those occupiers.

### ***Noise Impacts***

- 6.4. Given the size, siting, and nature of the proposed roof terraces, it is unlikely that the proposals will result in any perceptible harm to the amenity of neighbouring occupiers in terms of noise impacts. In order to minimise noise impacts from the proposed roof terraces to neighbouring residential occupiers during quieter periods, a condition has been added limiting its use to between 08:00 to 20:00, Mondays to Fridays (no weekends or bank holidays), as well as stipulating that no music shall be played on the terrace in such a way as to be audible within any nearby residential premises.

- 6.5. A Noise Impact Assessment was submitted indicating that the noise emitted from the new rooftop plant equipment would be within the requirements of policy A4. The assessment has been reviewed by the Council's Environmental Health Officer who deemed that the proposals will be acceptable in environmental health terms. Appropriate noise guidelines have been followed within the report such as Noise Policy Statement for England, National Planning Policy Framework (NPPF), Planning Practice Guidance on Noise, BS 8233 Guidance on sound insulation and noise reduction for buildings, Camden Council's Local Plan, version June 2017 and BS 4142:2014 "Methods for rating and assessing industrial and commercial sound".
- 6.6. The plant noise criteria have been adequately predicted taking into consideration distance losses, surface acoustic reflections and, where applicable, screening provided by the building. The assessment indicates that the proposed installation should be capable of achieving the Camden's environmental noise criteria at the nearest and potentially most affected noise sensitive receptors. Conditions have been added to this permission to ensure that noise from the plant does not exceed the required levels and that appropriate anti-vibration measures are provided.

### ***Daylight/Sunlight Impacts***

- 6.7. A Daylight/Sunlight analysis was submitted following concerns raised by neighbouring residential occupiers regarding the potential loss of natural light to their properties. The analysis was carried out in accordance with the assessment methodologies recommended in the BRE guidelines. Daylight has been assessed using the Vertical Sky Component (VSC) test – the proportion of the sky dome that can be seen from a point in the centre of a window. The BRE guidelines recommend that a main window should retain at least 27% VSC or at least 0.80 times the VSC in the existing conditions.
- 6.8. Sunlight has been assessed using the Annual Probably Sunlight (APSH) test – the total number of hours in the year that the sun is expected to shine on a window, allowing for average levels of cloudiness. It is recommended that a room retains at least 25% APSH, including at least 5% during the winter months, or at least 0.80 times the APSH received in the existing conditions, or have an absolute reduction in APSH of no more than 4%.
- 6.9. The properties to the north and west of the subject site were included in the analysis. Due to the orientation these are the properties which are considered to be most affected by the rooftop extension and plant enclosure. The results demonstrate that all east facing windows on the Langdon House, Leather Lane tower block comfortably meet the BRE guidance for daylight and the building's sunlight would not be materially affected due to its orientation.
- 6.10. The results for 23-27 Hatton Wall demonstrate that all windows meet the sunlight test and all but two of the windows, first floor windows W2 and W3, would meet the daylight guidance. The effect on windows W2 and W3 is minimal due to the extent of the obstruction already facing these two windows. W2 would suffer a reduction of 0.6 VSC and W3 of 0.61 VSC. The existing VSCs are 0.07% and 1.09% respectively. These minor reductions represent a disproportionately large percentage loss whereas the actual change in the condition of the rooms served by these windows would be imperceptible to an occupant and only represent a numerical change discernible to a computer programme.

6.11. Overall, given above assessment, it is considered that the erection of a roof extension and associated plant enclosure will not have a undue or perceptible impact on the availability of daylight/sunlight to nearby neighbouring residential occupiers.

## **7. Sustainability**

7.1. Policies CC1 (Climate change mitigation) and CC2 (Adapting to climate change) require all developments to minimise the effects of climate change and encourage all developments to meet the highest feasible environmental standards. The current proposal would result in the retention and refurbishment of the existing building which is welcomed in accordance with the stance towards the reuse of existing buildings, rather than demolition and rebuild. The proposed facade upgrades are supported and will extend the life of the building while also improving its energy efficiency.

7.2. Active cooling is proposed as part of the rooftop plant facilities. The application included an overheating assessment following the cooling hierarchy in accordance with the Local Plan. The assessment outlined that all other options within the cooling hierarchy have been explored and tested within the realms of the existing building to bring the office floorspace within reasonable comfort levels as set by CIBSE TM52. The dynamic thermal modelling demonstrated that satisfactory levels are not achievable without active cooling. The assessment was reviewed by the Council's Sustainability Officer who deemed it to be acceptable and compliant with policy and guidance.

7.3. A green roof is proposed on the roof extension, which is welcomed and will add biodiversity to the site while also assisting with water abatement. A condition has been added requiring details of the green roof to be submitted prior to installation.

## **8. Transport**

8.1. Given the busy Central London location, in close proximity to nearby residential uses, and the extent of construction works proposed, it is recommended that the proposed development be subject to a Construction Management Plan and associated Implementation Support Contribution of £4,194 (and Impact Bond of £8,00) to be secured by means of a S.106 Agreement. This will help ensure that the proposed development is carried out without unduly impacting neighbouring amenity, or the safe and efficient operation of the local highway network, in line with Local Plan policies A1 and T4.

## **9. Conclusion and Recommendation**

9.1. As such, the proposed development is in general accordance with policies A1, A3, A4, D1, D2, D3, CC1, CC2, and T3 and T4 of the Camden Local Plan 2017. The proposed development also accords with the Draft Camden Local Plan, the London Plan 2021, and the National Planning Policy Framework 2024.

9.2. It is recommended the application be granted conditional planning permission subject to a S.106 agreement.

***The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 12<sup>th</sup> May 2025 nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'Members Briefing'.***

Application ref: 2024/5548/P  
Contact: Daren Zuk  
Tel: 020 7974 3368  
Date: 8 May 2025

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

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Rolfe Judd Planning  
Old Church Court  
Claylands Road  
London  
SW8 1NZ

Dear Sir/Madam

**FOR INFORMATION ONLY - THIS IS NOT A FORMAL DECISION**

Town and Country Planning Act 1990 (as amended)

**DRAFT**

**DECISION SUBJECT TO A SECTION 106 LEGAL AGREEMENT**

Address:

**63-66 Hatton Garden  
London  
EC1N 8LE**

Proposal:

Proposed refurbishment of the existing office (Class E) building including: new windows throughout, new shopfronts and fenestration at front ground floor level, relocated fire escape stairs, lower ground floor rear extension, provision of roof terrace at front 7th floor and roof levels, removal of existing roof level structure and erection of a roof top extension incorporating core/circulation space, communal lounge and plant facilities at new roof level, formation of ducting enclosure on rear elevation from ground to new roof levels.

**DECISION**

Drawing Nos: Refer to condition 2 below.

The Council has considered your application and decided to grant permission subject to the conditions and informatives (if applicable) listed below **AND** subject to the successful conclusion of a Section 106 Legal Agreement.

The matter has been referred to the Council's Legal Department and you will be contacted shortly. If you wish to discuss the matter please contact **Aidan Brookes** in the Legal Department on **020 7 974 1947**.

Once the Legal Agreement has been concluded, the formal decision letter will be sent to you.

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:

Existing:

(prefix 2406-EMR-HG-) ZZ-AP-A-01101 PL01, B1-AP-A-00101 PL01, 00-AP-A-00102 PL01, 01- AP-A-00103 PL01, 02-AP-A-00104 PL01, 03-AP-A-00105 PL01, 04-AP-A-00106 PL01, 05-AP-A-00107 PL01, 06-AP-A-00108 PL01, 07-AP-A-00109 PL01, R1-AP-A-00110 PL01, ZZ-AP-A-00111 PL01, ZZ-AP-A-00112 PL01, ZZ-AP-A-00113 PL01, ZZ-AP-A-00114 PL01,

Proposed:

(prefix 2406-EMR-HG-ZZ-M3-A-) 02101 PL03, 02102 PL03, 02103 PL03, 02104 PL03, 02105 PL03, 02106 PL03, 02107 PL03, 02108 PL03, 02109 PL03, 02110 PL03, 02111 PL03; (prefix 2406-EMR-) HG-RL-DR-A-04101 PL03, ZZ-ZZ-DR-A-04102 PL03, ZZ-ZZ-DR-A-04103 PL03, ZZ-ZZ-DR-A-04104 PL03, ZZ-ZZ-DR-A-05101 PL02, ZZ-ZZ-DR-A-05102 PL01

Documents:

Design and Access Statement Rev PL02 (prepared by Emrys Architects, dated 25 February 2025), Planning Statement (prepared by Rolfe Judd, dated 11 December 2024), Noise Impact Assessment Report (prepared by Auricl, dated 25 November 2024), Cooling Strategy (prepared by Milieu, dated 20 December 2024), Daylight/Sunlight Technical Note (prepared by Consil, dated 11 February 2025)

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

- 3 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

a) Details including sections at 1:10 of all windows (including jambs, head and cill) and external doors;

b) Plan, elevation and section drawings, including new fascia, cornice, pilasters and glazing panels of the new shopfronts at a scale of 1:10;

c) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority).

d) Typical details of safety railings and roof terrace balustrades at a scale of 1:20, including method of fixing.

e) Plan, elevation, section drawings, and material details (including colour and finish) of the roof level acoustic louvred enclosures/rear ducting enclosure at a scale of 1:10.

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

- 4 No development shall take place until full details of the roof terrace hard and soft landscaping have been submitted to and approved by the local planning authority in writing. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policies A2, A3, D1, and D2 of the London Borough of Camden Local Plan 2017.

- 5 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details [by not later than the end of the planting season following completion of the development or any phase of the development] or [prior to the occupation for the permitted use of the development or any phase of the development], whichever is the sooner. Any trees or areas of planting which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies A2, A3, D1, and D2 of the London Borough of Camden Local Plan 2017.

- 6 The roof terraces use hereby permitted shall not be carried out outside the following times 08.00 to 20.00 Mondays to Fridays (no weekends or bank holidays). No music shall be played on the terrace in such a way as to be audible within any nearby residential premises.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of Policies G1, CC1, D1, A1, and A4 of the London Borough of Camden Local Plan 2017.

- 7 The external noise level emitted from plant, machinery or equipment at the development with specified noise mitigation hereby approved shall be lower than the typical existing background noise level by at least 10dBA, by 15dBA where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with machinery operating at maximum capacity and thereafter be permanently retained.

Reason: To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by noise from mechanical installations/ equipment in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 8 Noise emitted from the emergency plant and generators hereby permitted shall not increase the minimum assessed background noise level (expressed as the lowest 24 hour LA90, 15 mins) by more than 10 dB one metre outside any premises.

The emergency plant and generators hereby permitted may be operated only for essential testing, except when required by an emergency loss of power.

Testing of emergency plant and generators hereby permitted may be carried out only for up to one hour in a calendar month, and only during the hours 09.00 to 17.00 hrs Monday to Friday and not at all on public holidays.

Prior to use, machinery, plant or equipment at the development shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration isolated from the casing and adequately silenced and maintained as such.

Reason: To ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by vibration in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017

- 9 Prior to commencement of development, full details in respect of the living roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority. The details shall include:
- i. a detailed scheme of maintenance
  - ii. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used
  - iii. full details of planting species and density

The living roofs shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.

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.

Informative(s):

- 1 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).

- 2 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 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.

- 5 Biodiversity Net Gain (BNG) Informative (1/2):

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 ("1990 Act") is that planning permission granted in England is subject to the condition ("the biodiversity gain condition") that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The local planning authority (LPA) that would approve any Biodiversity Gain Plan (BGP) (if required) is London Borough of Camden.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are summarised below, but you should check the legislation yourself and ensure you meet the statutory requirements.

Based on the information provided, this will not require the approval of a BGP before development is begun because it is below the de minimis threshold.

++ Summary of transitional arrangements and exemptions for biodiversity gain condition

The following are provided for information and may not apply to this permission:

1. The planning application was made before 12 February 2024.
2. The planning permission is retrospective.
3. The planning permission was granted under section 73 of the Town and Country Planning Act 1990 and the original (parent) planning permission was made or granted before 12 February 2024.
4. The permission is exempt because of one or more of the reasons below:
  - It is not “major development” and the application was made or granted before 2 April 2024, or planning permission is granted under section 73 and the original (parent) permission was made or granted before 2 April 2024.
  - It is below the de minimis threshold (because it does not impact an onsite priority habitat AND impacts less than 25 square metres of onsite habitat with biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat).
  - The application is a Householder Application.
  - It is for development of a “Biodiversity Gain Site”.
  - It is Self and Custom Build Development (for no more than 9 dwellings on a site no larger than 0.5 hectares and consists exclusively of dwellings which are Self-Build or Custom Housebuilding).
  - It forms part of, or is ancillary to, the high-speed railway transport network (High Speed 2).

#### 6 Biodiversity Net Gain (BNG) Informative (2/2):

+ Irreplaceable habitat:

If the onsite habitat includes Irreplaceable Habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements. In addition to information about minimising adverse impacts on the habitat, the BGP must include information on compensation for any impact on the biodiversity of the irreplaceable habitat. The LPA can only approve a BGP if satisfied that the impact on the irreplaceable habitat is minimised and appropriate arrangements have been made for compensating for any impact which do not include the use of biodiversity credits.

++ The effect of section 73(2D) of the Town and Country Planning Act 1990

If planning permission is granted under section 73, and a BGP was approved in relation to the previous planning permission (“the earlier BGP”), the earlier BGP may be regarded as approved for the purpose of discharging the biodiversity gain condition on this permission. It will be regarded as approved if the conditions attached (and so the permission granted) do not affect both the post-development value of the onsite habitat and any arrangements made to compensate irreplaceable habitat as specified in the earlier BGP.

++ Phased development

In the case of phased development, the BGP will be required to be submitted to and approved by the LPA before development can begin (the overall plan), and before each phase of development can begin (phase plans). The modifications in respect of the biodiversity gain condition in phased development are set out in Part 2 of the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024.

- 7 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.

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 2024.

You can find advice about your rights of appeal at:

[https://www.gov.uk/appeal-planning-decision.](https://www.gov.uk/appeal-planning-decision)

Yours faithfully

Supporting Communities Directorate