

Application ref: 2021/4482/P
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Date: 18 October 2023

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

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

DP9
100 Pall Mall
London
SW1Y 5NQ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

**20-24 Kirby Street
London
EC1N 8TS**

Proposal:

Refurbishment and extension of the existing office building (Class E), involving: demolition of existing fifth floor; erection of enlarged fifth floor to create additional office floorspace with associated roof terrace (with plant area above); creation of affordable jewellery workspace at lower ground floor level; internal and external alterations, and other associated works.

Drawing Nos: Existing and proposed: 00010; 00098 P2; 00099 P2; 00100 P2; 00101 P2; 00102 P2; 00103 P2; 00104 P2; 00105 P2; 00106 P2; 00210 P2; 00211 P2; 00212 P2; 00213 P2; 00300 P2; 20098 P2; 20099 P2; 20100 P2; 20101 P2; 20102 P2; 20103 P2; 20104 P2; 20105 P3; 20106 P2; 20200 P3; 20201 P3; 20202 P3; 20203 P2; 20300 P3.

Supporting documents: Design and Access Statement (dated Oct 2022); Delivery & Servicing Plan rev 01 (dated Nov 2022); Transport Statement rev 01 (dated Nov 2022); Energy strategy ref: 40991 (dated Oct 2022); Sustainability statement ref: 40991 (dated Oct 2022); External acoustic assessment rev 0 (dated Oct 2022); Townscape, Heritage, Visual Impact Assessment (dated Nov 2022); Daylight and sunlight report version 2 (dated Oct 2022); AQA ref: A4944 (dated Jan 2022); Travel plan rev 01 (dated Nov 2022); Planning cover letter (dated Nov 2022).

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:

Existing and proposed: 00010; 00098 P2; 00099 P2; 00100 P2; 00101 P2; 00102 P2; 00103 P2; 00104 P2; 00105 P2; 00106 P2; 00210 P2; 00211 P2; 00212 P2; 00213 P2; 00300 P2; 20098 P2; 20099 P2; 20100 P2; 20101 P2; 20102 P2; 20103 P2; 20104 P2; 20105 P3, 20106 P2; 20200 P3; 20201 P3, 20202 P3; 20203 P2; 20300 P3.

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

- 4 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), ventilation grills, external doors and gates;
- b) Plan, elevation and section drawings, including 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) and samples of those materials (to be provided on site).

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 Prior to occupation, details of secure and covered cycle storage area for 62 cycles shall be submitted to and approved by the local planning authority. The approved facility shall thereafter be provided in its entirety prior to the first occupation of any of the new units, and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T1 of the London Borough of Camden Local Plan 2017.

- 6 Prior to occupation, details of the location, design and method of waste storage and removal including recycled materials, shall be submitted to and approved by the local planning authority in writing. The facility as approved shall be provided prior to the first occupation of any of the new units and permanently retained thereafter.

Reason: To ensure that sufficient provision for the storage and collection of waste has been made in accordance with the requirements of policy CC5, A1, A4 and TC4 of the London Borough of Camden Local Plan 2017.

- 7 The external noise level emitted from plant, machinery or equipment at the development with any 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 all machinery operating together 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 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 Noise emitted from any 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 10dB one metre outside any premises.

Any 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.

Construction and demolition work and associated activities at the development, audible beyond the boundary of the site should not be carried out other than between the hours of 07:00 - 19:00 Monday to Friday daily, 08:00 - 13:00 on Saturdays and at no other times, including Sundays and Public/Bank Holidays, unless otherwise agreed with the Environmental Health Officer.

At least 21 days prior to the commencement of any site works, all occupiers surrounding the site should be notified in writing of the nature and duration of works to be undertaken. The name and contact details of a person responsible for the site works should be made available for enquiries and complaints for the entire duration of the works and updates of work should be provided regularly. Any complaints should be properly addressed as quickly as possible.

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

- 10 The proposed roof terrace hereby approved should not be used in the hours between 2100 hrs and 0800 hrs.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, A1, A4, D1, and TC1 of the London Borough of Camden Local Plan 2017.

- 11 No demolition or development shall commence until all of the following have been complied with:

a) prior to installing monitors, full details of the air quality monitors have been submitted to and approved in writing by the local planning authority. Such details shall include the location, number and specification of the monitors, including evidence of the fact that they will be installed in line with guidance outlined in the GLA's Control of Dust and Emissions during Construction and Demolition Supplementary Planning Guidance; and

b) A confirmation email should be sent to airquality@camden.gov.uk no later than one day after the monitors have been installed with photographic evidence in line with the approved details; and

c) Prior to commencement, a baseline monitoring report including evidence that the monitors have been in place and recording valid air quality data for at least 3 months prior to the proposed implementation date shall be submitted to the

Local Planning Authority and approved in writing.

The monitors shall be retained and maintained on site in the locations agreed with the local planning authority for the duration of the development works, monthly summary reports and automatic notification of any exceedances provided in accordance with the details thus approved. Any changes to the monitoring arrangements must be submitted to the Local Planning Authority and approved in writing.

Reason: Development must not commence before this condition is discharged to manage and mitigate the impact of the development on the air quality and dust emissions in the area, and London as a whole, and to avoid irreversible and unacceptable damage to the environment, in accordance with policies A1, A4 and CC4 of the Camden Local Plan 2017 and policy SI 1 of the London Plan.

Informative(s):

1 Reasons for granting permission:

The application site is a five-storey post-war office building located between the junctions of Kirby Street with St Cross Street and Saffron Hill with St Cross Street. The property is within the Hatton Garden Conservation Area, though is not listed as making either a positive or negative contribution within the conservation area statement. The closest listed building is 8a St Cross Street, approximately 40m to the west of the site.

The proposed works would involve the demolition and replacement of the existing fifth floor to create additional office floorspace and the creation of affordable jewellery workspace at the lower ground floor level. The scheme was amended following officer comments, as the previous design included two additional storeys and was considered to be an incongruous addition to the surrounding townscape that would likely result in an unacceptable impact on residential amenity. The revised proposal reduces the massing and bulk of the building, removing one of the additional storeys and reducing the scale of roof terraces.

Proposed is the formation of an enlarged, replacement fifth floor storey in place of the existing fifth floor, which has a smaller floor plan. The proposed fifth floor would match the footprint and design of the building below, and would respond to the host building with sympathetic proportions, matching materials, and fenestration that corresponds to the existing fenestration below. Above this, a plant level would be constructed that is set back from the edges of the roof and constructed of similar materials in order to reduce the visual impact. There would also be changes to the elevations of the lower floors, where the existing concrete cast panels would be replaced with textured GRC panels, and the existing metal window frames would be replaced with PPC white window frames. These changes are considered to be appropriate to the context of the building and the surrounding area, and as such are deemed to be acceptable. There would be new entrances on the lower and upper ground floors, to Saffron Hill and Kirby Street, respectively. These would be constructed of materials to match the rest of the building's fenestration, and would provide

access to the office space and bicycle storage. The entrances onto Kirby Street would be set back from the building line, and would be appropriately sited and designed. The Council's Transport Officer has reviewed the entrances and raised no objection to the works. The details of all facing materials, including panelling, windows, and doors, would be secured through condition.

The additional height of the building and the lack of set back would mean that the proposed works would be highly visible from the surrounding public-realm, however it is considered that the design would respond to the height and appearance of neighbouring buildings, such as 44 Saffron Hill which lies directly to the east of the site. Overall, the design of the building is in keeping with the scale and design of buildings in the vicinity, and the proposal would not be considered to harm the character and appearance of the Hatton Garden Conservation Area.

- 2 The application is located within Hatton Garden, where jewellery-making workshop space is the priority land use. Policy E2 of the Local Plan seeks to protect the historic jewellery sector in Hatton Garden by seeking 50% of additional floorspace to be affordable premises suitable for the jewellery sector. The application includes the provision of 166sqm of useable workshop floor space at lower ground level, which would be approximately 38% of the total increase in floor space, calculated to be approximately 440 sqm. Although this is less than the percentage generally sought, the amount is considered acceptable. In order to ensure that the unit is affordable, the applicant has agreed to 1) not occupy or permit occupation of the development until a Jewellery Workspace Marketing Plan has been submitted to and approved by the Council; 2) only allow occupation of the workshop space by local jewellery trade and at an affordable rent; 3) advertise and market the premises in line with the Jewellery Workspace Marketing Plan. A jewellery payment in lieu of £82,668 has also been negotiated to be paid to the Council in the event that a suitable tenant for the workspace is not found within the 24 month marketing period.

Jewellery workshop floorspace is the priority use within Hatton Garden, and subject to the above being secured by Section 106 agreement, given the history and context of the site, the proposal is considered to be acceptable in land use terms.

The closest buildings to the application site that may be affected by the proposed works would be those on the opposite side of Saffron Hill, where the shortest proposed distance is 12m. In order to demonstrate that there would not be significant amenity impacts, a daylight and sunlight report has been provided, as well as an acoustic assessment. The documents provided show that the impact on daylight and sunlight to neighbouring buildings including nos.41-43 Saffron Hill, no.44 Saffron Hill, nos.104-105 Saffron Hill, and no.14 St Cross Street, would be very limited and consequently not result in a discernible loss of amenity to these residents. The noise report has been reviewed by the Council's Environmental Health Officer, who has confirmed that the proposal is acceptable in environmental health terms. There would not be any adverse overlooking impacts, especially due to the modest scale of the roof terrace and the obstruction to views provided by the planting. Therefore,

it is considered that the development would not result in undue harm in terms of outlook, privacy, or noise.

The application property is located within an area of PTAL rating 6b, which indicates that it has an excellent level of accessibility by public transport; the site is in close proximity to Farringdon tube station and bus stops at Farringdon Road and Clerkenwell Road. In line with Policy T1 of the Local Plan, it is expected that cycle parking at developments will be provided in accordance with the standards set out in the London Plan. The proposal includes 62 cycle spaces at lower ground floor level, which meets the required standards and would be secured by condition. It is recommended that a wheel trough be provided on the stair to assist cycling. In line with Policy T2 of the Local Plan, it is expected that all new developments are car free. The existing loading bay off Saffron Hill is proposed to be removed and no off-street parking is to be provided. The site would be secured as on-street Business parking permit car free through a Section 106 agreement. This agreement would also include a financial contribution of £8,800 towards pedestrian, cycling, and environmental improvements in the surrounding area. Additionally, due to the nature of the works and location of the site, a Construction Management Plan (CMP), Implementation Support Contribution of £3,920, and Impact Bond of £7,500 would be secured through the S106 agreement.

- 3 In order to ensure compliance with the Council's policies on sustainability and climate change, measures are proposed to improve the building's sustainability rating. These include passive measures such as installing energy efficient lighting and replacing windows, as well as more significant measures such as moving to all electric energy provision for the entire building. The Council's Sustainability Officer has reviewed the proposals and confirmed the Council's support for the proposed improvements to the building's energy and thermal performance. The submitted Air Quality Assessment shows that the assessment for dusk risk is medium, so real time dust monitoring is required for the site - a condition has been attached to secure this. Additionally, the S106 agreement would secure a Sustainability Plan and an Energy Efficiency and Renewable Energy Plan.

No objections have been received prior to making this decision, and one comment was received that raised issues surrounding the potential for traffic during construction and the potential for criminality in workshops. Issues relating to construction will be managed by the CMP and criminal use of property is not a planning concern.

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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposal is in general accordance with policies G1, A1, A4, D1, D2, E1, E2, T1, T2, and T4 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

- 4 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).

- 5 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.

- 6 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.

- 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 2021.

You can find advice about your rights of appeal at:

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

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

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