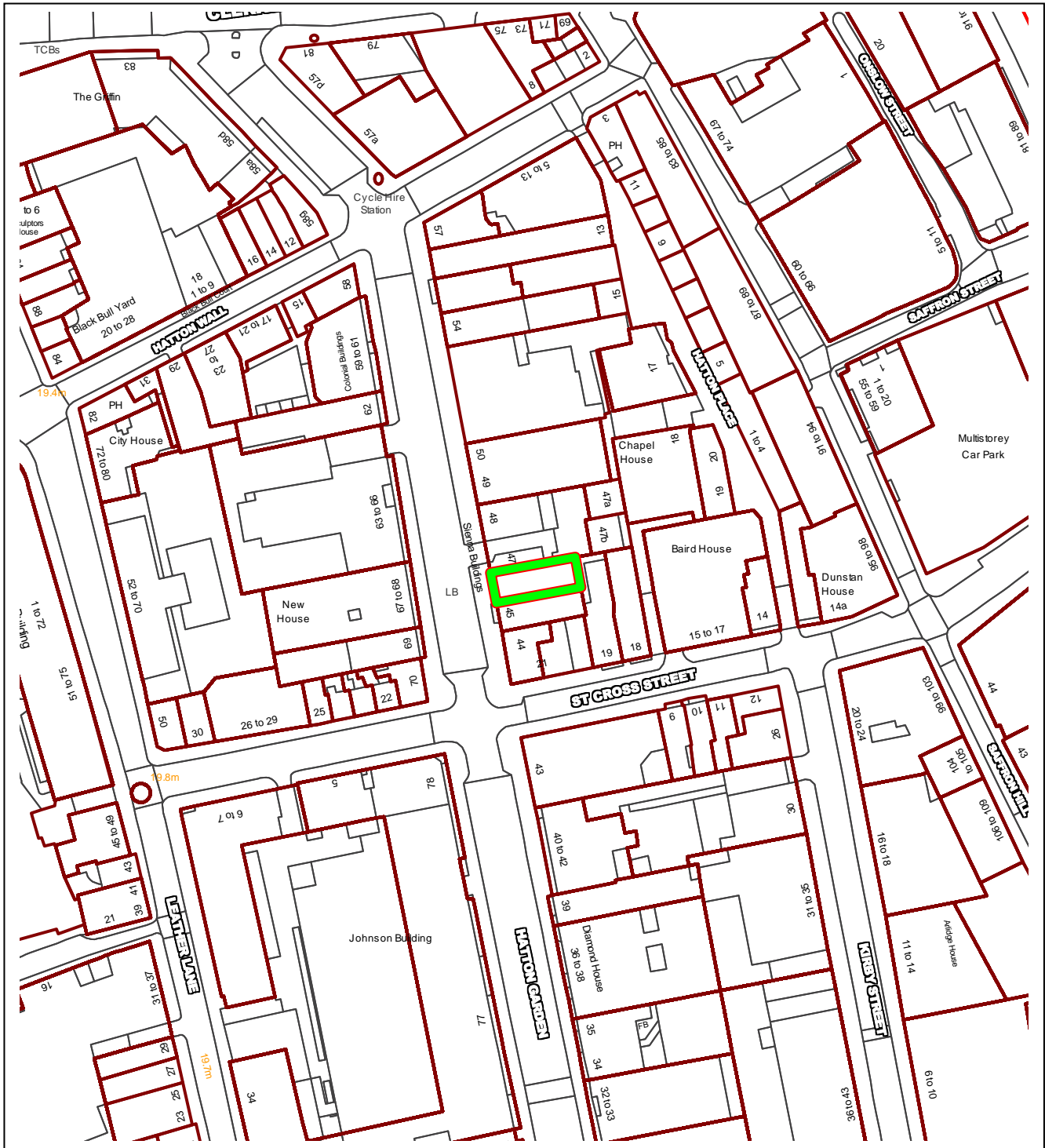


2015/6642/P — 46 Hatton Garden, EC1N 8EX

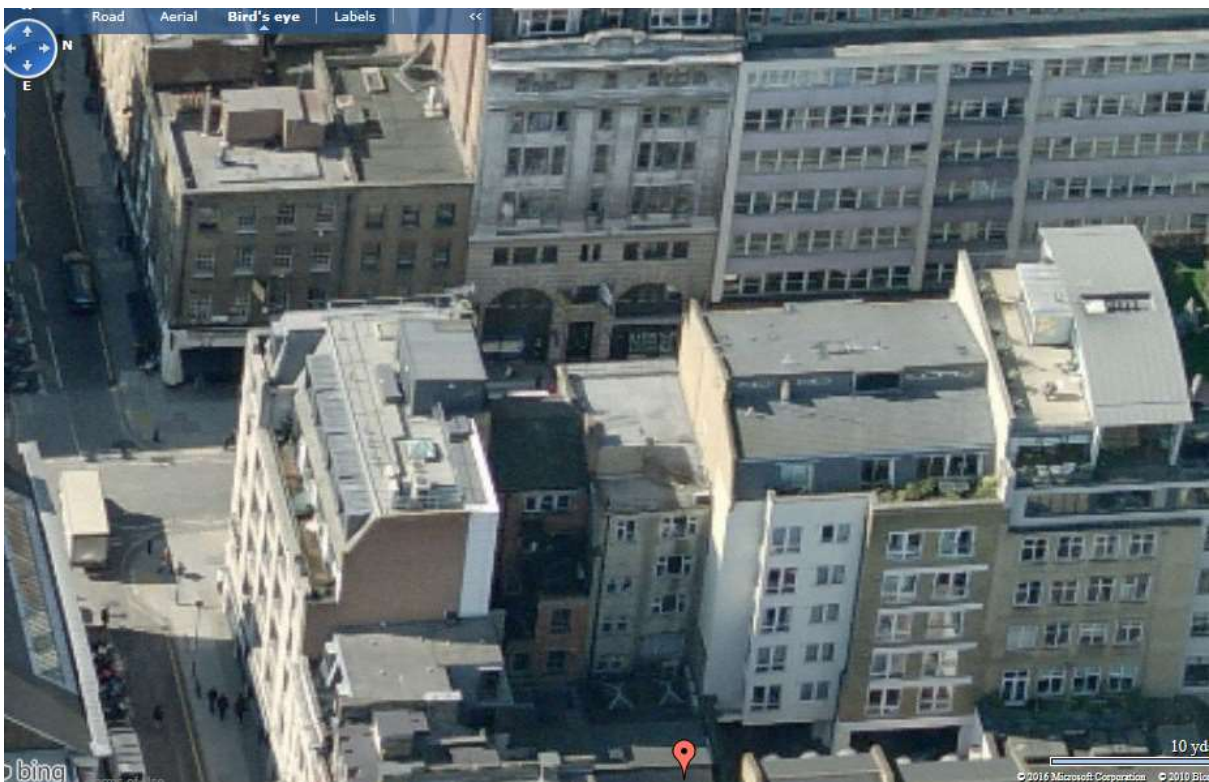


This material has been reproduced from Ordnance Survey digital map data with the permission of the controller of Her Majesty's Stationery Office, © Crown Copyright.

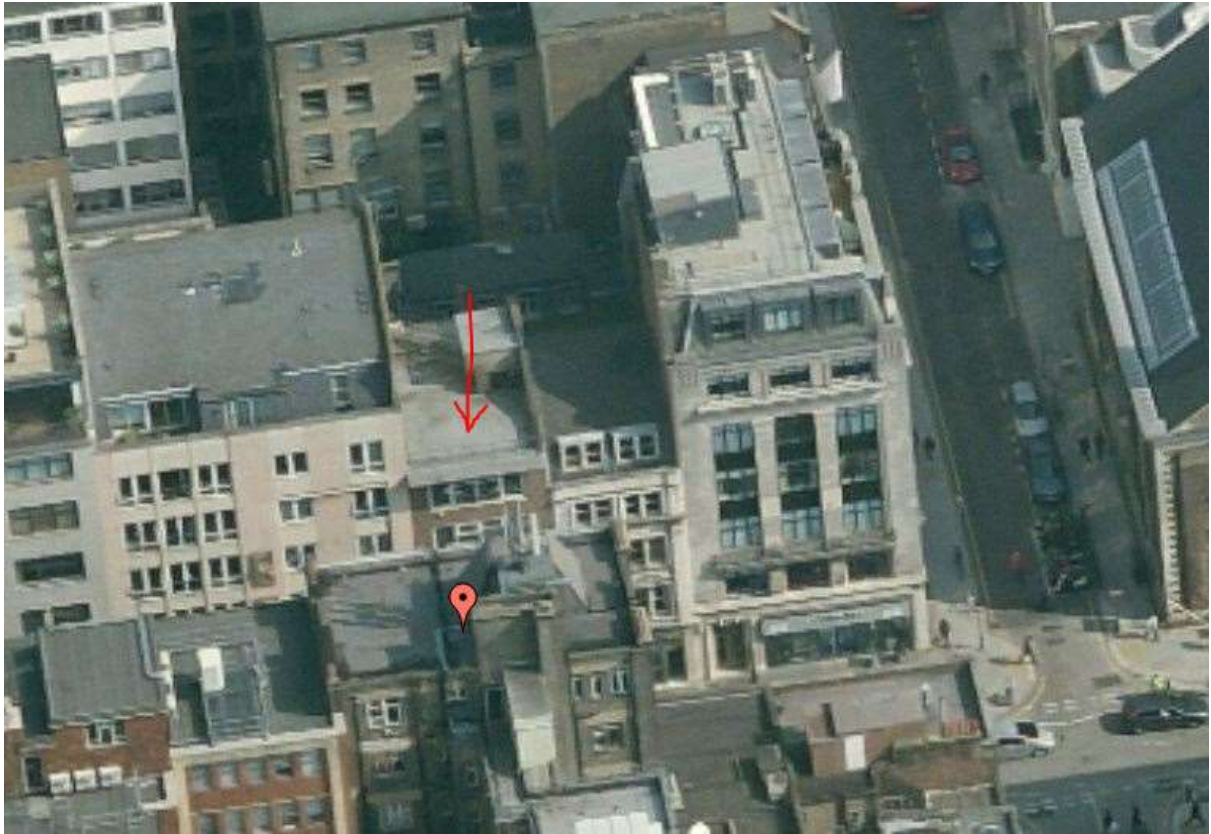
Photographs



The application site on left and No. 44 on the corner of Hatton Garden and St Cross Street



The application site rear view (centre bottom) with taller No. 47 on right



The application site from the front



Rear view of 44 (white façade on L), 45 (red brick C), and 46 (R) Hatton Garden (looking west)



View from window of 44 Hatton Garden to flank view of development site (looking north with 47 behind)



Another view from 44 Hatton Garden (looking north)

Delegated Report		Analysis sheet	Expiry Date:	09/06/2016
(Members Briefing)		N/A / attached	Consultation Expiry Date:	07/06/2016
Officer			Application Number(s)	
Emily Whittredge			2015/6642/P	
Application Address			Drawing Numbers	
46 Hatton Garden London EC1N 8EX			Refer to Draft Decision Notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Erection of new 1 x bed apartment on roof of existing building with alterations to existing escape stair.				
Recommendation(s):		Grant Planning Permission Subject to a 106 Legal Agreement		
Application Type:		Full Planning Permission		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	46	No. of responses	06	No. of objections	03
Summary of consultation responses:	<p> Site Notice: 04/02/2016 – 25/02/2016 Press Notice: 17/05/2016 – 07/06/2016 </p> <p> The original consultation did not include the complete list of adjoining occupiers. This was rectified and the consultation period re-started. </p> <p> Objections were received from the occupants of Flat 8 of 47-48 Hatton Garden, and Flats 5 & 7 of 44 Hatton Garden. </p> <p> Summarised below </p> <ul style="list-style-type: none"> • Fire safety concerns relating to alterations to escape stair • Potential structural damage to walls and services • Unacceptable increase in population density • Loss of light • Loss of privacy • Noise nuisance and disturbance • Overhang at the rear would be intrusive <p> Officer response: </p> <p> Fire safety arrangements for the adjoining building is a building regulations matter and cannot be considered under the current planning application. Structural issues are covered under the Party Wall Act 1996. </p> <p> The application site is within a highly accessible location wherein high density development is expected in accordance with Core Strategy Policy CS1. The addition of a one-bedroom residential unit in this location is acceptable in principle. </p> <p> Please see section 3 below relating to impact on the amenity of neighbours. The proposed overhang at the rear was omitted from the final scheme. </p>					

Site Description

The application relates to a five storey terraced building in office and workshop use on the east side of Hatton Garden within the Hatton Garden conservation area. The buildings in the conservation area vary widely in style and appearance, but many have mansards at roof level including both buildings adjoining the application site.

Relevant History

2004/5465/P – Retention of replacement shop front

N16/7/9/22996 – The change of use of the ground floor front rooms from light industrial use to retail shop with ancillary office (17/09/1976)

N16/7/9/23505 – The installation of a new shop front (28/05/1978)

Relevant policies

LDF Core Strategy and Development Policies

CS1 (Distribution of growth)

CS5 (Managing the impact of growth and development)

CS6 (Providing quality homes)

CS14 (Promoting high quality places and conserving our heritage)

Camden Development Policies (Adopted 2010):

DP1 (Mixed use development)

DP2 (Making full use of Camden's capacity for housing)

DP5 (Homes of different sizes)

DP18 (Parking standards and the availability of car parking)

DP24 (Securing high quality design)

DP25 (Conserving Camden's heritage)

DP26 (Managing the impact of development on occupiers and neighbours)

DP28 (Noise and vibration)

DP29 (Improving access)

Camden Planning Guidance:

CPG1 (Design)

CPG2 (Housing)

CPG6 (Amenity)

CPG7 (Transport)

CPG8 (Planning obligations)

London Plan 2016, consolidated with alterations since 2011

National Planning Policy Framework 2012

Hatton Garden Conservation Area Statement

Assessment

The proposal

- 1.1 This application seeks the erection of a roof extension to the existing building to create a new 1-bedroom maisonette.
- 1.2 The Hatton Garden elevation would be a traditional mansard extension with two dormer windows. The rear would have a vertical elevation over two levels with a single-aspect living area at the top floor.
- 1.3 The roof would be clad in natural slate and the party wall would be raised in matching facing brick. The windows would be aluminium to match the existing.
- 1.4 The mansard would measure 5.4 m above the existing flat roof and would extend the width of the building.
- 1.5 The principal access for the unit would be from the fifth floor of No. 47. An emergency escape ladder would give access to the 7th floor level of No. 47.

The key considerations for this application relate to:

- The impact on the amenity of adjoining occupiers
- The principle of a new 1-bed residential unit
- Highways issues
- Design and the impact on the character and appearance of the conservation area

Design and impact on the conservation area

- 2.1 The application proposes a traditional mansard style roof, which is a style of development characteristic of the roofscape in Hatton Garden.
- 2.2 The mansard would be set back behind the parapet and would rise at a 75 degree angle to match that of No. 47. The upper roof slope would be set at a 35 degree angle. Although this is a steeper angle than CPG1 guidance specifies, the height relationship between Nos. 46 and 47 would make this difference negligible from ground level.
- 2.3 The development would measure 5.4 m above the existing roof level and would create a visual transition between the taller no. 47 and No. 45, whose mansard is slightly lower than the development property.
- 2.4 The roof extension would be appropriate in scale, bulk, materials, height and design to the character and appearance of the street scene in Hatton Garden.

Impact on amenity of neighbours

- 3.1 The objections raised relate primarily to the impact on light and privacy of existing neighbouring residences.
- 3.2 Number 44 Hatton Garden comprises dual-aspect flats with bedroom and kitchen/dining room windows overlooking the rear courtyard and at right angles to the application site. Each flat has large windows on the principal south-facing elevation. BRE guidelines state that any windows facing 90 degrees of due north need not be analysed as they are considered not to have a reasonable expectation of sunlight. The existing building beyond No. 46 is taller and deeper than the development proposal, and the buildings on the west side of Hatton Garden are taller, meaning that the development would not cause a significant loss of light to the existing habitable windows of No. 44.
- 3.3 The roof extension would be lower than the building on the west side of Hatton Garden and would not significantly impact sunlight entering the courtyard from the west.
- 3.4 The windows of the proposed flat would be at least 9 m away from of the nearest habitable window of No. 44, but positioned at a strongly oblique angle so that there would be no direct views between habitable windows. The development would not cause an unacceptable loss of privacy to these flats.
- 3.5 47-48 Hatton Garden is one full storey plus mansard higher than the development site, and projects nearly 3 m further to the rear. The proposed development would therefore cause no loss of light or privacy to the occupiers of this building.
- 3.6 No outdoor space would be provided, and therefore the new unit would not give rise to undue levels of noise or disturbance.

Quality of residential accommodation

- 4.1 From 1st October 2015 the planning authority are no longer able to apply Lifetime Homes Standards, housing designed in line with our wheelchair design guide, and our space standards for dwellings in CPG2. New build residential developments now must comply with the national space standards (reflected in the London Plan) and access standards in

Part M of the Building Regulations.

4.2 New development should conform to the minimum space standards set out in Table 1 of the 'Technical housing standards- nationally described space standards March 2015'. The proposed one bedroom maisonette is acceptable in terms of the quality of residential accommodation.

4.2 The development would not provide private external amenity space; however, this is considered acceptable for a 1-bedroom unit in this central London location.

Transport

5.1 The application site includes no external space so no provision can be made for cycle parking. However, the site is highly accessible in terms of public transport.

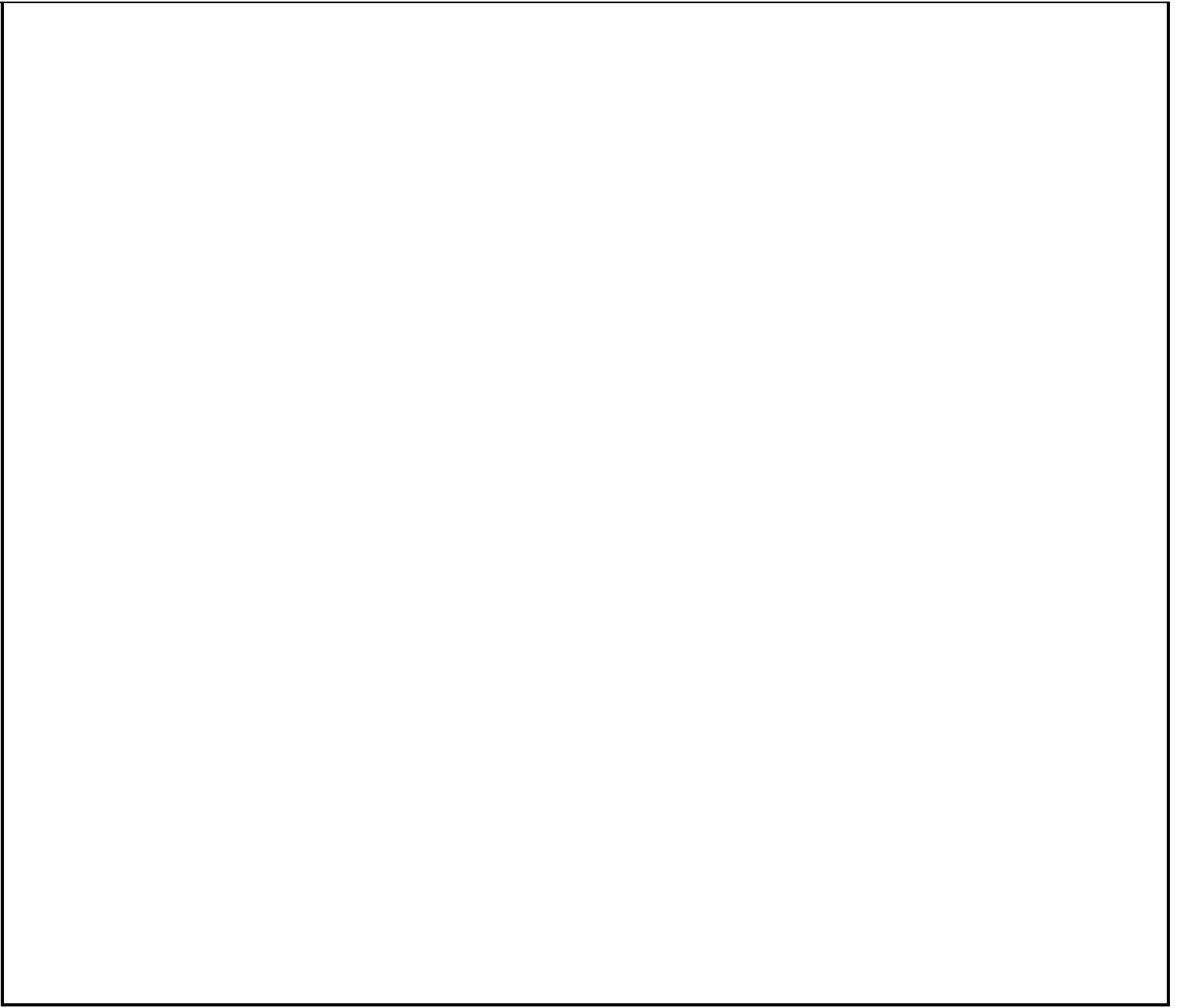
5.2 The legal agreement will secure car-free housing. A Construction Management Plan will be required by condition. No objections were raised by the highways officer in relation to the proposed development.

Conclusion

The proposed roof extension to form a new 1-bedroom residential unit is considered to respect the character and appearance of the surrounding area and represents an appropriate form of development in this location. It would not result in unreasonable impacts to neighbouring amenity in accordance with Camden guidance and Development Plan policies.

Recommendation: Grant conditional permission subject to S106 legal agreement.

The decision to refer an application to Development Control Committee lies with the Executive Director of Supporting Communities. Nominated members will advise whether they consider this application should be reported to the Development Control Committee on Monday 20 June 2016. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.



Ronald Fender Designs
West House
Thornhill
Westerham Road
Limpsfield
Surrey
RH8 0ED

Application Ref: **2015/6642/P**

16 June 2016

Dear Sir/Madam

DRAFT
FOR INFORMATION ONLY - THIS IS NOT A FORMAL DECISION
Town and Country Planning Act 1990 (as amended)

DECISION SUBJECT TO A SECTION 106 LEGAL AGREEMENT

Address:
46 Hatton Garden
London
EC1N 8EX

Proposal:
Erection of new 1 x bed apartment on roof of existing building with alterations to existing escape stair.
Drawing Nos: 15091/12B, 15091/11A, 15091/08A, 15091/10C, 15091/06B, 15091/09C, 15091/07A, 15091/01, 15091/02, 15091/03, 15091/04, 15091/05, 15091/11, Design and Access Statement (13-11-15).

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 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 before the relevant part of the work is begun:

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

- b) 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 CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 Prior to commencement of the development, details shall be submitted to and approved in writing by the Council, of an enhanced sound insulation value DnT,w of at least 5dB above the Building Regulations value, for the floor/ceiling structures separating different types of rooms/ uses in adjoining dwellings. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

Reason: To ensure that the amenity of occupiers of the development site is not adversely affected by noise in accordance with the requirements of policies CS1 and CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26, DP28 and DP29 of the London Borough of Camden Local Development Framework Development Policies.

- 4 Prior to commencement of the development hereby approved, a construction management plan shall be submitted to and approved in writing by the Council. Details shall include control measures for dust, noise, vibration, lighting, delivery locations, restriction of hours of work and all associated activities audible beyond the site boundary to 0800-1800hrs Mondays to Fridays and 0800 -1300hrs on Saturdays, advance notification to neighbours and other interested parties of proposed works and public display of contact details including accessible phone contact to persons responsible for the site works for the duration of the works. Approved details shall be implemented throughout the project period.

Reason: To ensure that the amenity of occupiers of surrounding premises is not adversely affected by noise, vibration, dust, lighting or other emissions from the building site.

- 5 The development hereby permitted shall be carried out in accordance with the following approved plans 15091/12B, 15091/11A, 15091/08A, 15091/10C, 15091/06B, 15091/09C, 15091/07A, 15091/01, 15091/02, 15091/03, 15091/04, 15091/05, 15091/11, Design and Access Statement (13-11-15).

Reason:

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

- 6 The unit, as indicated on the plans hereby approved, shall be designed and constructed in accordance with Building Regulations Part M4 (2), evidence demonstrating compliance should be submitted to and approved by the Local Planning Authority prior to occupation.

Reason: To ensure that the internal layout of the building provides flexibility for the accessibility of future occupiers and their changing needs over time, in accordance with the requirements of policy CS6 of the London Borough of Camden Local Development Framework Core Strategy and policy DP6 of the London Borough of Camden Local Development Framework Development Policies.

- 7 The development hereby approved shall achieve a maximum internal water use of 110litres/person/day. The dwelling/s shall not be occupied until the Building Regulation optional requirement has been complied with.

Reason: To ensure the development contributes to minimising the need for further water infrastructure in an area of water stress in accordance with policies CS13 (Tackling climate change through promoting higher environmental standards), DP22 (Promoting sustainable design and construction) and DP23 (Water)

- 8 The fire exit route on the mansard roof hereby approved shall not be used at any time as a roof terrace or amenity area without the express permission of the Council.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which 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, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).

- 2 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 are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 3 The Mayor of London introduced a Community Infrastructure Levy (CIL) to help pay for Crossrail on 1st April 2012. Any permission granted after this time which adds more than 100sqm of new floorspace or a new dwelling will need to pay this CIL. It will be collected by Camden on behalf of the Mayor of London. Camden will be sending out liability notices setting out how much CIL will need to be paid if an affected planning application is implemented and who will be liable.

The proposed charge in Camden will be £50 per sqm on all uses except affordable housing, education, healthcare, and development by charities for their charitable purposes. You will be expected to advise us when planning permissions are implemented. Please use the forms at the link below to advise who will be paying the CIL and when the development is to commence. You can also access forms to allow you to provide us with more information which can be taken into account in your CIL calculation and to apply for relief from CIL.

<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

We will then issue a CIL demand notice setting out what monies needs to paid when and how to pay. Failure to notify Camden of the commencement of development will result in a surcharge of £2500 or 20% being added to the CIL payment. Other surcharges may also apply for failure to assume liability and late payment. Payments will also be subject to indexation in line with the construction costs index.

Please send CIL related documents or correspondence to CIL@Camden.gov.uk

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

Yours faithfully

Supporting Communities Directorate

Director of Supporting Communities