

Delegated Report		Analysis sheet		Expiry Date:		13/12/2013	
		N/A / attached		Consultation Expiry Date:		21/11/2013	
Officer				Application Number(s)			
Fergus Freeney				2013/5995/P			
Application Address				Drawing Numbers			
9 Hatton Place London EC1N 8RU				See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Change of use from office (Class B1) to 2-bedroom residential flat (Class C3) at second floor level; erection of roof extension in association with proposed flat; associated additions and alterations including installation of 8x solar panels.							
Recommendation(s):		Grant Planning Permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	04	No. of responses	03	No. of objections	01
				No. electronic	00		
Summary of consultation responses:		Site location plan: 31/10/2013 – 21/11/2013 Press notice: 25/10/2013 – 15/11/2013 2 letters of support received 1 letter of objection received from office to the rear on the grounds that the development would impact upon natural light into the first floor office. <i>Officer comment: We can only consider the impact developments would have on light levels within the habitable rooms of residential properties and are unable to take into account the impact on the amenity of office space.</i>					
CAAC/Local groups* comments: *Please Specify		No CAAC or statutory local groups.					

Site Description

The site is located on the east side of Hatton Place. It comprises a mid-terraced 3 story commercial building. The site is not listed, but is within the Hatton Garden Conservation Area.

Relevant History

9 Hatton Place

2009/2546/P - Erection of a mansard roof extension to create third floor office accommodation (Class B1). *Granted 20/10/2009*

2008/2391/P - Alterations to the existing building including the replacement of windows and doors, installation of canopy over main entrance and ramp access, replacement of roof lantern, installation of 3 x condenser units and lift overrun at roof level with acoustic screen enclosure. *Granted 03/10/2008*

PSX0105347 - Conversion of half existing garage space on the ground floor to provide additional office accommodation, together with the installation of a new timber window and roller shutter garage door. *Granted 01/02/2002*

8 Hatton Place

2006/2262/P – The erection of a single storey roof extension to the existing office/studio building (Class B1) together with the remodelling of the front elevation at ground floor level and the replacement of existing timber windows with metal windows at first and second floor level. *Granted 25/07/2006.*

Relevant policies

LDF Core Strategy and Development Policies

CS1 Distribution of growth
CS5 Managing the impact of growth and development
CS6 Providing quality homes
CS10 Supporting community facilities and services
CS11 Promoting sustainable and efficient travel
CS13 Tackling climate change and promoting higher environmental standards
CS14 Promoting high quality places and conserving our heritage
CS18 Dealing with our waste and encouraging recycling
CS19 Developing and monitoring the Core Strategy

DP2 Making full use of Camden's capacity for housing
DP5 Homes of different sizes
DP6 Lifetime homes and wheelchair homes
DP13 Employment sites and premises
DP17 Walking, cycling and public transport
DP18 Parking standards and limiting the availability of car parking
DP20 Movement of goods and materials
DP22 Promoting sustainable design and construction
DP24 Securing high quality design
DP25 Conserving Camden's heritage
DP26 Managing the impact of development on occupiers and neighbours

Camden Planning Guidance 2011

Hatton Garden Conservation Area Appraisal

NPPF

The London Plan 2011

Assessment

Proposal: Permission is sought for the change of use of the second floor from office space (B1) to residential and the erection of a roof extension in association with the creation of a 2bedroom flat.

The proposal has been revised slightly to set back the proposed roof extension further from the front of the building and solar panels have been added at roof level.

Assessment

- Land Use
 - Loss of B1 office floorspace
 - Standard of residential accommodation
 - Lifetime homes
- Design
- Amenity
- Transport
 - Parking
 - Refuse and Cycle storage
 - Construction
- Sustainability

Land Use

Loss of B1 office floorspace

Permission is sought for the change of use of the second floor from B1 office space to residential space in association with the erection of a roof extension to accommodate a 2bedroom flat. The area of office accommodation at second floor level measures approx. 31.8sqm. The existing office space at ground and first floor would be retained (measuring approx. 40sqm) along with an existing garage (measuring 14.3sqm)

Policy CS8 at paragraph 8.8 indicates that future supply of office accommodation in the borough can meet projected demand and thus there is generally no need to retain office premises where housing (as in this case) or community uses are proposed.

In addition, policy DP13 indicates circumstances under which the Council may not resist a change to non-business use. The policy states that where premises are not suitable for any other purpose other than B1(a) offices, the Council may allow change to residential or community use. There is however a specific exception in the Hatton Garden area, where the Council will only permit the conversion of office premises where it can be demonstrated that they have been vacant and marketed for at least two years and are replaced by a mixed use development which includes residential and light industrial premises suitable for jewellery workshop space.

The applicant has submitted documentation dating from 2006 showing the letting history of the building as follows:

July 2006- June 2007: Vacant and marketed

June 2007 – February 2011: Let (company vacated mid-lease with 3 months notice)

November 2010 – June 2011: Property marketed

March 2011 - August 2011: Property vacant

August 2011 – May 2013: Let (5 Year lease on generous terms with no deposit payable and 3 months rent free)

May 2013 – present: Marketed with viewings but no interest.

Although the property has not been vacant for two since the previous occupants left there is a history of long periods of vacancy and there has been little interest. In 2010 the property was redecorated

throughout and new kitchens and office lighting installed.

The proposal would see the existing use retained on the ground and first floors (approx. 38sqm of B1 space), with the second floor space (approx. 31sqm of B1 space – although it should be noted that approx. 7.8sqm is below a pitched roof limiting headspace).

It is considered that the applicants have made sufficient attempts to market the building and improve facilities by redecorating and installing kitchens, however given the history of vacancy and that the majority of office space would be retained, with only the poor quality office space at second floor level being lost, it is considered – in this instance – that a change of use away from B1 to residential is acceptable.

The applicants aim is to create a property similar to a live/work unit with residents living above commercial space. Although the Council could not control this it is considered that the creation of a dwelling above the commercial space would potentially make the space at ground and first floor level more desirable to prospective tenants.

Policy DP2 states that where proposals would increase total gross floorspace by more than 200sqm, the Council will seek to negotiate up to 50% of the additional floorspace as affordable premises suitable for the jewellery sector and housing. However, as the proposed roof extension would measure only 31sqm (approx.) this would not be necessary in this instance.

New residential accommodation

The proposed 2 bedroom flat would measure approx. 59sqm. Camden Planning Guidance advises that a 3 person flat should be 61sqm, although the proposal would be 2sqm less than this it is considered acceptable given the constraints of the site.

The bedrooms would measure approx. 10.5sqm and 10.6sqm. this is broadly in accordance with Camden Planning Guidance which advises that double bedrooms should be at least 11sqm and single bedrooms at least 6sqm.

The flat would be dual aspect and the quality of accommodation is considered to be more than adequate for future occupiers. Furthermore, policy DP5 states that 2bedroom market dwellings are a very high priority for the borough. This proposal would therefore comply with policy DP5.

Lifetime homes

Policy DP6 requires all new residential accommodation, including conversions, to meet Lifetime Homes standards. It is acknowledged that conversions may not be able to meet all of the criteria due to existing physical constraints, and the applicants have provided a Lifetime Homes Statement which indicates that the proposal will comply with the criteria where relevant. A condition will specify that the features denoted to be met shall be implemented on site.

Design and amenity

The proposal would see a roof extension erected, the design would be similar to that approved at the site in 2009 and at 8 Hatton Place in 2006 (see planning history above). The extension has been set back during the course of the determination period to reduce its visual impact.

To the rear the existing pitched roof element would be replaced with a flat back rising from second floor level to the top of the new mansard. The proposal backs onto offices and does not overlook any habitable rooms, furthermore it is not visible from the public realm at the rear.

The proposed extension would be erected from stock brick and would be of a contemporary design

which respects the industrial design of the host building.

Hatton Place is characterised by a mixture of two and three storey buildings, some of which have various examples of roof extensions, including mansard roofs and single storey roof extensions. The mews buildings on the east side of Hatton Place have largely retained their unaltered original roof profiles. The CPG advises that roof alterations are unlikely to be acceptable where there is likely to be an adverse impact on the skyline, the appearance of the building or the surrounding street scene.

The roof extension would be partially visible from the street; however it is considered that only oblique views would be possible from the confined views along Hatton Place. Although a new policy and guidance framework has been adopted since the previous approvals at 8 and 9 Hatton Place, there have not been significant changes in the guidance/policy for applications of this nature.

It is considered that the proposed extension does not significantly alter the character or appearance of the street, the host building or the wider conservation area and is considered to be acceptable in terms of design.

Given the confined nature of the site there is a certain level of overlooking possible between properties, however it is not considered that the conversion of the property to a dwelling at upper floor levels would significantly alter this so as to warrant refusal.

Transport

Parking

The site has a Ptal rating of 6b (Excellent) with good tube, bus and rail links. There is an existing garage which would be used by the proposed flat. In accordance with policy DP18 it is considered appropriate to ensure the development is car-capped at 1 off-street parking space, secured by way of a section 106 legal agreement.

Refuse and cycle storage

Given the confined nature of the site it would not be possible to provide an external cycle parking space or one at ground floor level without reducing office space. However, there would be space within the garage and the flat itself for bicycle storage.

As only one new flat is proposed there would not need to be any special arrangements or storage areas provided for bins. The standard on-street collection will be sufficient.

Construction

Due to the scale, kind of development, and location of the development, it is not considered that the proposals would result in a significant number of construction vehicle movements to and from the site therefore a full CMP would not be required.

Sustainability

Policy CS13 requires all development to take measures to minimise the effects of, and adapt to, climate change. The proposal would be compliant with all relevant building codes and standards which is considered to be acceptable given its relatively modest scale. Policy DP22 states that the Council will expect development to incorporate sustainable design and construction measures.

Furthermore, the proposal has been amended to include 8x solar photo-voltaic panels (mounted in 2x arrays measuring approx. 1.6m x 3.6m) at roof level. The panels would be mounted flat and project no more than 0.3m from the roof and would be set back from the edge so as not to be visible from the street.

The proposed solar panels are considered to comply with both CS13 and DP22.

Recommendation: Grant Planning Permission subject to a Section 106 Legal Agreement to cap parking at 1 off-site space within the existing garage.