

Delegated Report		Analysis sheet	Expiry Date:	23/08/2013
		N/A	Consultation Expiry Date:	30/05/2013
Officer			Application Number(s)	
Angela Ryan			2013/2495/P	
Application Address			Drawing Numbers	
22 & 23 Da Vinci House 44 Saffron Hill London EC1N 8FH			Please refer to decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Variation of condition 8 (development to be carried out in accordance with the approved plans) attached to planning permission dated 20/07/2012 Ref: 2011/5571/P for the erection of replacement fifth floor, new sixth floor and new part seventh floor to provide additional accommodation for two existing fifth floor self-contained residential flats to become maisonettes (Class C3) and create two new additional self-contained flats at fifth floor level (1x studio and 1x1 bed unit - Class C3) and associated works including external terrace areas with balustrades at sixth floor and seventh (roof) level, green roof and fenestration alterations following demolition of existing fifth floor. Variations include omission of the two studio units.				
Recommendation(s):		Grant variation of condition (8) subject to a deed of variation		
Application Type:		Variation or Removal of Condition(s)		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	77	No. of responses	0	No. of objections	0
			No. electronic	0		
Summary of consultation responses:	A site notice was displayed on 03/07/2013, expiring on 24/07/2013 and a public notice published in the local press on 09/05/2013, expiring on 30/05/2013. No representations have been received as a result of the consultation process.					
CAAC/Local groups* comments: *Please Specify	N/A					

Site Description

The application site is located on the east side of Saffron Hill on the corner of Saffron Hill and St Cross Street. It comprises a converted warehouse building of basement, ground floor and five storeys above. There is also an enclosed roof terrace area above the two fifth floor residential units. There are also external terrace areas at fourth and fifth floor level. The building was originally constructed in the 1950's as a light industrial building for a printing works. It was used for this purpose until 1996 when the building was converted to provide car parking spaces on the basement and ground floors associated with 23 residential units above (see relevant history below). Planning permission was granted in 2011 for the erection of replacement fifth floor, new sixth floor and new part seventh floor to provide additional accommodation for two existing fifth floor self-contained residential flats to become maisonettes (Class C3) and create two new additional self-contained flats at fifth floor level (1x studio and 1x1 bed unit – Class C3). The 2011 permission has been partially implemented based on the officer site visit on 05/06/2013.

The application site building is not listed but is located within Hatton Garden Conservation Area. It is not identified within the conservation area statement as making a positive contribution to the character and appearance of the conservation area. The building is brick built and includes some attractive delicate steel framed windows, a prominent projecting stair core and 2-storey, cast concrete columns rise through first to third floors carrying concrete frame with brick spandrel infill panels. There is a set back fourth floor and later addition fifth floor at an angle to the principle façade (erected as part of conversion in 1996). The design is continued on the flank elevation facing Saffron Hill. The narrowness of Saffron Hill and St Cross Street coupled with the height of the buildings prevents view of the roof level directly beneath the building. However it is visible in longer views from the north, east and west in particular. The building is clearly seen in long views especially from St Cross Street and the junctions with Farringdon Road (to the east) and Hatton Garden and Leather Lane (both to the west).

The surrounding area, all within Hatton Garden Conservation Area, is made up of a cluster of large, deep plan mid 20th Century principle brick built blocks with flat roofs. The height of the buildings in the area varies as does the form, and appearance of the roof forms and extensions. The subject building is not the tallest in the immediate vicinity. The application site is also located within an archaeological priority area, the Hatton Garden Area, the Central London Area, a Clear Zone Area and the Parliament Hill – St Paul's and Kenwood to St Paul's Cathedral viewing corridors.

Relevant History

22/07/1996 – Permission **granted** for the conversion of an existing business use building to 23 self-contained flats, with 23 car parking spaces, a roof extension and alterations. (Ref: 950123).

29/08/1997- Permission **refused** for the erection of an additional floor and roof terrace and provision of two new parking bays in the basement. Reason for refusal: It is considered that the proposed roof extension would have an adverse effect on the appearance of the building and the visual amenity of the area by reason of its location design and bulk. (Ref: PS9704520)

22/06/2010- Permission **granted** subject to a S106 Legal Agreement for the erection of replacement fifth floor and new sixth floor to provide additional accommodation for two existing fifth floor self-contained residential flats (Class C3) and associated works including external terrace areas with balustrades at sixth floor and roof level, two rooftop access enclosures and green roof following demolition of existing fifth floor. (Ref: 2010/5408/P)

20/07/2012- Permission **granted** subject to a S106 agreement for the erection of replacement fifth floor, new sixth floor and new part seventh floor to provide additional accommodation for two existing fifth floor self-contained residential flats to become maisonettes (Class C3) and create two new

additional self-contained flats at fifth floor level (1x studio and 1x1 bed unit – Class C3) and associated works including external terrace areas with balustrades at sixth floor and seventh (roof) level, green roof and fenestration alterations following demolition of existing fifth floor. (Ref: 2011/5571/P)

15/11/2012- Permission **granted** for the replacement of 19 windows to front elevation facing Saint Cross Street, 9 windows to side elevation facing Saffron Hill, 6 windows to side elevation, and 4 windows to rear elevation, all in relation to residential flats (Class C3) at first, second, third and fourth floor levels. (Ref: 2012/4854/P)

Relevant policies

LDF Core Strategy and Development Policies

Core Strategy:

CS1 (Distribution of growth)

CS5 (Managing the impact of growth and development)

CS6 (Providing quality homes)

CS13 (Tackling climate change through promoting higher environmental standards)

CS14 (Promoting high quality places and conserving our heritage)

CS15 (Protecting and improving our parks and open spaces & encouraging biodiversity)

CS19 (Delivering and monitoring the Core Strategy)

Development policies:

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

DP6 (Lifetime homes and wheelchair housing)

DP20 (Movement of goods and materials)

DP22 (Promoting sustainable design and construction)

DP23 (Water)

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 2011

CPG1- Design: chapters 1, 2, 3, 4 & 5

CPG6- Amenity: Chapters 6 & 7

Hatton Garden Conservation Area Statement 1999

London Plan 2011

National Planning Policy Framework 2012

Assessment

Proposal:

The applicant proposes a material amendment to a scheme which was granted approval on 20/07/2013 (see relevant planning history). This in essence constitutes a variation of condition (8) attached to planning permission granted 20/07/2012 (Ref: 2011/5571/P) for the erection of replacement fifth floor, new sixth floor and new part seventh floor to provide additional accommodation for two existing fifth floor self-contained residential flats to become maisonettes (Class C3) and create two new additional self-contained flats at fifth floor level (1x studio and 1x1 bed unit – Class C3) and associated works including external terrace areas with balustrades at sixth floor and seventh (roof) level, green roof and fenestration alterations following demolition of existing fifth floor.

Condition 8 reads as follows: “The development hereby permitted shall be carried out in accordance with the following approved plans **NZ-D-PP-1001 Rev D; NZ-D-PP-1002 Rev D; NZ-D-PP-1003 Rev D; NZ-D-PP-1008 Rev A**; NZ-EP-1001 Rev D; NZ-EP-1002 Rev D; NZ-EP-1003 Rev D; NZ-EP-1004 Rev D; NZ-D-SP-2001 Rev A; NZ-D-SP-2002 Rev A; NZ-D-SP-2003”.

The condition would be varied to read: NZ-D-PE-12501; NZ-D-PE 1001; NZ-PE-1002; NZ-EE-1001; NZ-D-EE-1002; NZ-EE-1003; NZ-EE-1004; NZ-D-SE-2001; NZ-D-SE-2002; **NZ-D-PP-1001 Rev F; NZ-DPP-1002; Rev E; NZ-D-PP-1003 Rev F; NZ-D-PP-1008 Rev B**; NZ-EP-1001 Rev D; NZEP-1002; Rev D; NZ-EP-1003 Rev D; NZ-EP-1004 Rev D; NZ-D-SP-2001 Rev A; NZ-DSP-2002; Rev A; NZ-D-SP-2003”.

Assessment:

The amendments to the previous scheme includes:-

-The omission of the two additional self-contained flats at fifth floor level comprising 1x studio flat and 1x 1 bed flat).

- The enlargement of the two existing fifth floor self-contained flats to become maisonettes (flats 22 and 23). The enlargement of the existing flats has already been agreed by virtue of the existing permission (2011/5571/P) and this variation would enlarge them further. It was considered that the proposed works were considered to improve the quality of accommodation in comparison with the existing situation. It is considered that the enlargement of the existing units with the provision of amenity space further improves the quality of the accommodation proposed and is therefore considered to be acceptable.

It should be noted that changes to the external façade which was approved under the previous application remains exactly the same.

Transport:

Given that the two new additional units are no longer proposed at the site it is considered that a S106 for a car-free development is not required in this instance, hence the requirement for a deed of variation. Similarly a requirement for tow additional cycle parking spaces will not be required in this instance. A construction management plan was secured as part of the previous application. Owing to the proposed works having the potential to cause significant disturbance to neighbouring occupiers during the demolition and construction phases in a tightly knit urban environment a CMP is also considered necessary to be secured as part of this application. The applicant has agreed to enter into the legal agreement on this basis.

Recommendation: Grant the variation of condition (8) subject to a deed of variation to the existing

S106 agreement