

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		30/09/2013	
		N/A / attached		<b>Consultation Expiry Date:</b>		N/A	
<b>Officer</b>				<b>Application Number(s)</b>			
Alan Wito				2013/4953/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
24 Warner Street London EC1R 5EX				See 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>							
Details required by condition 2a (details of front window reveal) and 2b (details of balcony/terraces) to planning permission (ref: 2011/5129/P) granted on 23/12/2011 for erection of basement and part three, four and five storey building to create 12 self-contained residential units.							
<b>Recommendation(s):</b>		Grant					
<b>Application Type:</b>		Approval of Details					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	00	No. of responses	00	No. of objections	00
				No. electronic	00		
<b>Summary of consultation responses:</b>		N/A					
<b>CAAC/Local groups* comments:</b> *Please Specify		N/A					

## Site Description

The application site comprised a two storey warehouse building which has now been demolished, located on the south side of Warner Street close to the junction with Eyre Street Hill (to the east) and immediately adjacent to the narrow passageway of Warner Yard (to the west). Further to the west on Warner Street is a viaduct, above which is Rosebery Avenue. Warner Street at this point marks the borough boundary with LB Islington. The site has been in use in the post war period as a timber merchants. The site is located within Hatton Garden Conservation Area. The existing building is not identified as being one of local interest and planning permission has been granted in 2011 for the redevelopment of the site for residential purposes. The site is also located within an archaeological priority area, an identified site with potential for contaminated land, a neighbourhood renewal area, a number of strategic viewing corridors, the Central London area and clear zone area. Although within Hatton Garden Conservation Area the site is outside of the designated Hatton Garden area regarding jewellery workshop premises.

The surrounding area comprises a mix of uses. To the north beyond Warner Street is a four storey building which includes only small windows onto Warner Street (there is no active street frontage) and its main frontage is further to the north on Baker's Yard. To the east is the three storey 30 Warner Street building, which is in use at first and second floor level as the offices of a charitable organisation, beyond which is an off-street parking area on the junction of Warner Street and Eyre Street Hill. To the south is a four storey industrially styled office building (8 Warner Yard) which has permission for use as a single dwellinghouse. Further to the south is 5, 6 and 7 Warner Yard, which at this point is part single, part two storey in height. The Warner Yard premises (1-8 Warner Yard), which also occupy two of the six storeys to the west of the site comprise a variety of commercial uses including a printers, graphic designers and photographic services. On the upper four floors of this six storey Peabody mansion block building to the west of the site are the residential properties of Rosebery Square East. Access to these residential flats is from Rosebery Avenue. This building is identified as one of interest in the Hatton Garden Conservation Area Statement. The townscape of the local area is considered to be of mixed quality. Generally the Hatton Garden Conservation Area is characterised by warehouse and semi-industrial buildings. These are of varying ages, styles and types, but are generally robust in character while materials are fairly limited, predominantly brick.

## Relevant History

2011/5129/P - Erection of basement and part three, four and five storey building to create 12 self-contained residential (Class C3) units (3x1, 6x2 & 2x3 bed market units & 1x2 bed intermediate affordable housing unit) following demolition of existing two storey warehouse building (Class B8). Granted following completion of S106 Legal Agreement 23/12/2011.

2011/5130/C - Demolition of existing two storey warehouse building (Class B8). Granted 20/12/2011.

2012/2587/P - Details of ground investigation programme required by condition 9 a) of planning permission dated 23/12/2011 (Ref: 2011/5129/P) for the erection of basement and part three, four and five storey building to create 12 self-contained residential (Class C3) units (3x1, 6x2 & 2x3 bed market units & 1x2 bed intermediate affordable housing unit) following demolition of existing two storey warehouse building (Class B8). Granted 20/06/2012.

2012/3818/P - Details required by conditions 6 (hard and soft landscaping) and 8 (waste storage and removal) of planning permission (2011/5129/P) dated 23/12/2011 for erection of basement and part three, four and five storey building to create 12 self-contained residential (Class C3) units (3x1, 6x2 & 2x3 bed market units & 1x2 bed intermediate affordable housing unit) following demolition of existing two storey warehouse building (Class B8). Granted 4/9/12.

2012/4231/P - Details of ground investigation for the presence of soil and groundwater contamination and landfill gas (condition 9b); and written scheme of investigation & programme of archaeological work (condition 10) in relation to planning permission (ref. 2011/5129/P) dated 23/12/2011 for the erection of basement and part three, four and five storey building to create 12 self-contained residential units (Class C3). Granted 12/9/12.

2012/5478/P - Details required by condition 13 (appointment of a suitably qualified chartered engineer) of planning permission dated 23/12/2011, ref 2011/5129 (Erection of basement and part three, four and five storey building to create 12 self-contained residential (Class C3) units (3x1, 6x2 & 2x3 bed market units & 1x2 bed intermediate affordable housing unit) following demolition of existing two storey warehouse building (Class B8)). Granted 2/11/12.

2012/4661/P - Minor material amendments to planning permission (ref 2011/5129/P) dated 23/12/2011 for the erection of basement and part three, four and five storey building to create 12 self-contained residential (Class C3) units (3x1, 6x2 & 2x3 bed market units & 1x2 bed intermediate affordable housing unit) following demolition of existing two storey warehouse building (Class B8) as variation of condition 14 (development to be carried out in accordance with approved plans), involving excavation of enlarged basement extension, provision of new windows and entrance canopy at front ground floor level, alteration to courtyard link at rear basement and ground floor level, reconfiguration of unit 10 at rear third floor level (increase in size of bedroom and reduction in size of external terrace), reorientation of PV panels at roof level and associated alterations. Granted subject to a s106 legal agreement.

2012/6352/P - Details of brickwork required by condition 2(c) of Planning Permission Ref: 2011/5129/P dated 23/11/2011 for the erection of basement and part three, four and five storey building to create 12 self-contained residential (Class C3) units (3x1, 6x2 & 2x3 bed market units & 1x2 bed intermediate affordable housing unit) following demolition of existing two storey warehouse building (Class B8). Granted 11/1/13.

2013/3268/P - Details required by condition 2d (samples of all facing materials) to planning permission (ref: 2011/5129/P) granted on 13/10/2013 for erection of basement and part three, four and five storey building to create 12 self-contained residential units. Granted 19/7/13.

#### **Relevant policies**

##### **LDF Core Strategy and Development Policies**

CS14 (Promoting high quality places and conserving our heritage)  
DP24 (Securing high quality design)  
DP25 (Conserving Camden's heritage)

##### **Camden Planning Guidance 2011**

##### **Hatton Garden Conservation Area Statement**

##### **NPPF 2012**

## Assessment

Condition 2a and b required:

*“Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the Council before the relevant part of the work is begun:*

- a) Vertical and horizontal section at scale 1:2 of front window reveal including the framing for the opening;*
- b) Elevation and section 1:5 of proposed balconies / terraces including details of the balustrade and method of supporting the structure.”*

These conditions were attached to ensure as these details were considered important to ensure the design quality of the building was carried through to the construction stage. The submitted details show that the proposed window reveals will have the windows recessed sufficiently to give a sense of depth and interest to the façade.

The balcony supporting structure will be concealed which gives it a better appearance. The balustrade will have no framing (except on the top) which minimises its visual impact.

It is recommended that the application is approved.