

Pinnacle Architecture Ltd
46 Theydon Road
London
E5 9NA

Application Ref: **2012/0088/P**
Please ask for: **Hugh Miller**
Telephone: 020 7974 **2624**

15 January 2013

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) Order 2010
Town and Country Planning (Applications) Regulations 1988

Full Planning Permission Refused

Address:
32-33 Hatton Garden
London
EC1N 8DL

Proposal:

Erection of two storey rear extension, including part conversion of existing Class B1 office floorspace at second and third floor levels, to provide 6 self contained flats (Class C3) with associated elevational alterations.

Drawing Nos: site location plan, 20121081/PL1 - PL16; Design and Access Statement, Lifetime Homes Statement, Code for Sustainable Homes Pre-Assessment ref CfSH/14/12

The Council has considered your application and decided to **refuse** planning permission for the following reason(s):

Reason(s) for Refusal

- 1 The proposed change of use, in the absence of adequate marketing evidence to demonstrate that the existing Class B1 office space is no longer viable for employment purposes, would result in the loss of premises suitable for continued business use, contrary to policies CS8 (promoting Camden's economy) and DP13



(Employment premises and sites) of the London Borough of Camden Local Development Framework Core Strategy and Development Policies.

- 2 The proposed development, in the absence of a legal agreement securing a financial contribution for the jewellery sector in Hatton Garden, would result in the loss of employment floorspace capable of continued occupation by the jewellery industry, contrary to policies CS9 (Achieving a successful Central London), CS8 (Promoting a successful and inclusive Camden economy), and DP13 (Employment premises and sites) of the London Borough of Camden Local Development Framework Core Strategy and Development Policies.
- 3 The proposed 2-storey rear extension, by reason of its location, height and scale, would result in an excessively bulky and high rear addition in this location which would be detrimental to the appearance of the building and to the character and appearance of the Hatton Garden Conservation Area, contrary to policies CS14 (Promoting high quality places and conserving our heritage), DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Core Strategy and Development Policies.
- 4 The proposed development, by reason of its size, design and location adjoining a neighbouring boundary, would result in loss of privacy, light and outlook to occupiers at 36-43 Kirby Street to the detriment of their residential amenities, contrary to policies CS5 (Managing the impact of growth and development) and DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Core Strategy and Development Policies.
- 5 The proposed new flats, by reason of their inadequately sized floor areas, their failure to meet lifetime homes standards and the likely overlooking of proposed bedrooms from existing offices on 2nd and 3rd floors, would fail to provide an adequate standard of living accommodation for future occupiers. The application is therefore contrary to policies CS5 (Managing the impact of growth and development), CS6 (Providing quality homes), DP5 (Housing size mix), DP6 (Lifetime homes and wheelchair homes) and DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Core Strategy and Development Policies.
- 6 The proposed development, if implemented in conjunction with the schemes as proposed in the concurrent planning applications on the same property (references 2012/5172/P and 2012/5218/P), would cumulatively result in the provision of 10 or more dwelling units on this site. In the absence of a legal agreement securing affordable housing, the development would fail to ensure the provision of the required amount of affordable housing for the overall scheme, contrary to policies CS6 (Providing quality homes) and DP3 (Contributions to supply of affordable housing) of the London Borough of Camden Local Development Framework Core Strategy & Development Policies.
- 7 The proposed development, in the absence of a legal agreement securing car-free housing, would be likely to contribute unacceptably to parking stress and congestion in the surrounding area, contrary to policies CS11 (sustainable travel) and DP18

(parking standards) of the London Borough of Camden Local Development Framework Core Strategy and Development Policies.

- 8 The proposed development, in the absence of a legal agreement for securing contributions to educational provision, would be likely to contribute unacceptably to pressure and demand on the Borough's existing educational facilities, contrary to policies CS10 (Community facilities and services) and DP15 (Community and leisure uses) of the London Borough of Camden Local Development Framework Core Strategy and Development Policies.
- 9 The proposed development, in the absence of a legal agreement for securing contributions for public open space provision, would be likely to contribute unacceptably to pressure and demand on the Borough's existing open space facilities, contrary to policies CS15 (Protecting and improving open spaces & encouraging biodiversity) and DP31 (open space and outdoor recreation) of the London Borough of Camden Local Development Framework Core Strategy and Development Policies.
- 10 The proposed development, in the absence of a legal agreement securing a construction management plan, would be likely to give rise to conflicts with other road users and be detrimental to the amenities of the area generally, contrary to policies CS5 (Managing the impact of growth and development), CS11 (Promoting sustainable and efficient travel), DP20 (Movement of goods and materials), DP21 (Development connecting to highway network) and DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Core Strategy and Development Policies.

Informative(s):

- 1 Without prejudice to any future application or appeal, the applicant is advised that reasons for refusal numbered 2, 6, 7, 8, 9, 10 could be overcome by entering into a Section 106 Legal Agreement for a scheme that was in all other respects acceptable.

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.

Disclaimer

This is an internet copy for information purposes. If you require a copy of the signed original please telephone Contact Camden on (020) 7974 4444