

Delegated Report		Analysis sheet		Expiry Date:	17/10/2012
		N/A		Consultation Expiry Date:	18/09/2012
Officer			Application Number		
Hugh Miller			2012/4146/P		
Application Address			Drawing Numbers		
25 Hatton Garden & 8-9 Greville Street London EC1N 8			See draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Demolition and replacement of mansard roof, including installation of dormers to front and side elevations, a new infill mansard extension, erection of a staircase enclosure and the formation of roof terrace and the creation of two new residential self-contained flats (1 x 1 bed and 1 x 2 bed) at 25 Hatton Garden and 8-9 Greville Street.					
Recommendation:		Grant planning permission subject to a S106 Legal Agreement			
Application Type:		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	21	No. of responses	01	No. of objections	00
			No. Electronic	01		
Summary of consultation responses:	<p>Advertised in Ham & High on 6/9/2012 (expires 27/9/2012) Site notice displayed on 30/8/2012 (expires 20/9/2012)</p> <p><u>24 Hatton Garden</u> - Comment</p> <p>In the event planning consent is granted for the development the following should be noted:</p> <p>1. There is a mutual fire escape between 24 Hatton Garden and 25 Hatton Garden. This is a permanent metal staircase, the entrance being at the top floor apartment of 24 Hatton Garden. A License was entered into and registered at the Land Registry on 20th November 1998 between the South China Pearl Co. Ltd., the freeholder of No. 24 on the first part and Peggy Sophia Shaverien and Diana Esther Carter, the freeholders of No. 25, on the other part.</p> <p>2. At no time through the development work must this be blocked and the entrance and exit to the building must be maintained at all times.</p> <p>3. The roof at no. 25 is asbestos. Any removal or disturbance must be professionally undertaken.</p> <p>4. Party wall agreements must be enforced prior to commencement of work.</p> <p>Provided that these safeguards are undertaken we have no objection to the planning consent being granted.</p> <p><u>Officer Comment:</u></p> <ul style="list-style-type: none">▪ Point 1 - The fire escape between 24 Hatton Garden and 25 Hatton Garden would be retained in its existing position and properly enclosed.▪ Point's 2, 3, 4 - The issues are not material planning considerations.					
CAAC/Local groups comments:	No comments from CAACs or local groups.					

Site Description

The application site, No. 25 Hatton Garden and Nos. 8-9 Greville Street, form an end of terrace group of buildings within a retail parade, which is through being along Hatton Garden is generally jewellery shop dominated at ground floor level.

No.25 Hatton Garden comprises 4-storeys + basement with retail use at the ground floor level, office use (Class B1a) at first and second floor levels and a vacant third floor. The offices floorspace is currently unoccupied. Nos. 8-9 Greville Street have retail at ground and first floor levels, with offices (Class B1a) at second floor level and a vacant third floor.

The buildings have mansard roof extensions, including dormer windows, which is in character with neighbouring properties. The mansard and its interior at no.25 are in a state of disrepair, whilst only the interior of Nos. 8-9 Greville Street would require refurbishment.

The buildings are not listed, but are however identified as making a positive contribution to the Hatton Garden Conservation Area.

Relevant History

January 1979 - Continued use of part of the third floor as quantity surveyor site office, (ref. N16/23/Q/27446) (Limited period 24/12/1979 & personal to Costain Construction Ltd.) – Granted

Relevant policies

Local Development Framework 2010

Core Strategy

- CS1 (Distribution of growth)
- CS5 (Managing the impact of growth and development)
- CS6 (Providing quality homes)
- CS11 (Promoting sustainable and efficient travel)
- CS13 (Tackling climate change through promoting higher environmental standards)
- CS14 (Promoting high quality places and conserving our heritage)
- CS18 (Waste and recycling)
- CS19 (Delivering and monitoring the Core Strategy)

Development Policies

- DP2 (Making full use of Camden's capacity for housing)
- DP3 (Contributions to the supply of affordable housing)
- DP5 (Housing size mix)
- DP6 (Lifetime homes and wheelchair homes)
- DP17 (Walking, cycling and public transport)
- DP18 (Parking standards and limiting the availability of car parking)
- DP19 (Managing the impact of parking)
- DP21 (Development connecting to the highway network)
- 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

- CPG1 (Design): Section 4: Extensions, alterations and conservatories
- CPG2 (Housing): Section 4: Residential space standards, Section 5: Lifetimes Homes
- CPG6 (Amenity)
- CPG7 (Transport)

Hatton Gardens Conservation Area Appraisal and Management Strategy 1999

The London Plan 2011

NPPF 2012

Assessment

Background

The applicant has confirmed that the interior of the second & third floors and mansard roof of No.25 Hatton Garden have fallen into disrepair to the extent they are close to being declared dangerous to the users and general public. This has been caused by prolonged long term neglect and infrequent maintenance, leading to water ingress.

The planning history section above refers to a personal planning permission being granted for office use for a limited period in 1979 with no other record of the third floor use (expanded on in land use section below). It would appear that the entire third floor of the application site has been in use as a single self-contained flat.

The Proposals

- Erection of mansard roof extension as replacement of existing mansard at 25 Hatton Garden, including the installation of dormers to front and side elevations;
- Erection of a staircase enclosure at rear plus conservation rooflight;
- Formation of an associated roof terrace at 25 Hatton Garden and installation of inset-floor rooflights at the rear,
- New infill mansard at the rear at 8-9 Greville Street; and
- Creation of two new residential self-contained flats (1 x 1 bed and 1 x 2 bed) at third floor level.

Planning Considerations

The key planning issues which needs to be addressed are as follows:

- Land use and provision of a new self-contained flats;
- Residential development standards;
- Design and visual appearance;
- Amenity;
- Transport.

Land use considerations

The existing use of the third floor of the building, based on the floor plan and site visit, appears to be as a residential flat. There is however no planning history which would authorise the use. The third floors of both buildings are interlinked through a party wall. The third floor has a history of residential use and Camden's records confirm that residential accommodation has been in existence since at least 1996. It was apparent during a site visit that the third floor displayed some domestic fittings (e.g. shower unit, wash basin & fire places). The properties both have a separate access to the third floor; with shared access at no.25 and independent existing flats at 8-9 Greville Street. The Council are therefore satisfied that the proposal would not result in the loss of >>>>>

Policy DP2 of the LDF seeks to maximise the supply of additional homes in the Borough. This application proposes no loss of residential accommodation but the provision of two further residential accommodations and is therefore in accordance with this policy.

Policy DP5 states the Council expects a mix of large and small homes in all residential developments and will seek to ensure that all residential development contributes to meeting the priorities set out in the Dwelling Size Priorities Table. The Dwelling Size Priorities Table indicates that market housing with 2 bedroom units are the highest priority and most sought after unit size; one bed/studio flats being of low priority. The development would comprise 1 x 1 bedroom and 1 x 2 bedrooms and therefore complied with the policy requirements of DP5.

Policy DP6 requires all new homes should comply with Lifetime Homes criteria as far as possible. The applicants have submitted a Lifetime Homes assessment which addresses some of the 16 points of the criteria. The constraints of the scheme are such that not all of the criteria can be met, but the measures proposed are considered acceptable in this instance.

Resident development standards

There is an existing self-contained flat at second floor level at No.8-9 Greville Street with independent access. The proposed Flat 2 comprises 3 habitable rooms, two double bedrooms and a large kitchen/living room area; with a net floor area of 70sqm. The proposed Flat 3 would have two habitable rooms, one double bedroom and a large kitchen/living room area, with a total net floor area of 53sqm and accessible via the communal access at Nos.8-9 Greville Street.

With two double bedrooms Flat 2 could potentially accommodate 4 persons, however the net floor area measures 5.0sqm less than minimum standards set out in CPG2 (75sqm). However, its kitchen/living room measures 28.8sqm and a roof terrace is proposed. Although this flats floorspace is not strictly in accordance with CPG2 it is considered satisfactory in this instance given its location.

Flat 3, with a single double bedroom, could accommodate 2 persons and measures 53sq which is larger than the standards set out in CPG2.

Generally, the size and the layout of the habitable rooms are in compliance with CPG guidelines. The proposed flats would be located above office uses and it is considered that this mix of uses can co-exist at the host building.

Design and visual appearance

Mansard roofs represent a common feature at the roof level both at No.25 and also on the south side of the terrace at Greville Street including Nos.8-9. At No.25 a replacement mansard roof is proposed. New replacement dormer windows are also proposed which are of similar scale and proportions to those adjacent and relate well to the fenestration patterns on the lower floors of the building.

At the rear, the new mansard roof would include a lead clad, part glazed staircase enclosure as replacement for the existing emergency stairs that currently abuts the party wall of No. 24 Hatton Garden and provides access to the occupiers of Flat 3. A substantive part of the proposed enclosure would occupy the existing valley roof void and its projection above the main mansard roof apex towards the front would not be visible from the public realm in either long or short views along Hatton Garden or Greville Street. In addition, an inset roof terrace is proposed around the staircase enclosure which would be enclosed by the mansard and also the neighbouring partywall. Notwithstanding this alteration stair enclosure, the proposed replacement mansard roof emulates the detail design of existing and those adjacent the site.

At Greville Street, it is proposed to retain the mansard roof but with some refurbishments and modifications. Specifically, it is proposed to erect two new dormer windows as replacement for the existing flat roof void at the rear of the mansard. In terms of scale and proportions it is considered that the proposed roof extension would be subordinate to the host building and acceptable. The inset roof terrace would be discretely obscured when viewed from the public realm. It would also not be visually prominent when viewed in either long or short views from the public realm being obscured by No.24's partywall. Generally, the replacement mansard and dormers would ensure that the historic fenestration patterns of the lower floors are replicated.

In detailed design terms, the materials which are proposed (comprising slate tiles and timber sliding sash windows and lead cladding) match those on the neighbouring properties and ensure that the historic character of the streetscene is retained.

Based on the above considerations the proposal is in accordance with the design guidance set out in CPG1 and policies DP24 and DP25 of the LDF as it preserves the character and appearance of the Hatton Garden Conservation Area.

Amenity

In terms of its location and siting it is considered that the proposed mansard roof extension would not compromise the amenity of the occupiers of neighbouring buildings through a loss of sunlight / daylight, outlook or increased sense of enclosure.

The proposed windows and roof terrace are not considered to cause any significant loss of privacy

from the adjacent occupiers. Whilst the commercial businesses due south east of the site would be visible from the roof terrace, the views are not materially relevant in this assessment and the proposal is acceptable.

The proposed development is consistent with guidance set out in CPG6 and policies CS5 and DP26 of the LDF.

Transport

The property currently comprises retail uses at ground floor and basement. It is proposed that the third floor of both Nos. 25 & 8-9 would be converted to form 2 self contained flats. Policies CS11 and DP17 support cycle provision. Camden's parking standards for cycles states that one storage or parking space is required per residential unit. The proposal is for 2 new residential flats and therefore 2 cycle storage/parking spaces are required.

However, the proposals are to convert an existing constrained building and access to the street is via existing stairs, further it is considered that the new residential units are of sufficient size to accommodate cycle parking. It is therefore considered overly onerous to insist that cycle parking be included with the design and Camden's parking standards for cycles could be waived in this instance.

The site has a Public Transport Accessibility Level of (PTAL) of 6b (excellent) and is within a Controlled Parking Zone. The site is within the 'Clear Zone Region'. The proposal is for the provision of new self-contained flats and it is therefore considered that in accordance with policy the units should be designated as car-free through a S106 planning obligation. The applicant has indicated a willingness to enter the agreement.

Construction Management Plan (CMP)

Policy DP21 seeks to protect the safety and operation of the highway network. For some development this may require control over how the development is implemented (including demolition and construction) through a Construction Management Plan (CMP) secured via S106.

Although there are no changes proposed to the footprint of the site, the proposal includes significant alterations to the majority of the building to convert it from an office layout to create 2 flats, including the reconfiguration and extension to the rear elevation and mansard roof. This has the potential to have an impact in relation to how construction vehicle load and unload and the general increase in movements to and from the site, which will doubtless have an impact on the local transport network. This is of concern as the site is located within the Clear Zone Region which is a highly constrained area in regard to transport.

Therefore, given the constrained nature of the local highway network and scale and kind of this development and the likely method of construction a Construction Management Statement will be required in order to mitigate any adverse impacts. This will be dealt with by way of condition requiring prior approval to development works on the site.

CIL

The proposal will be liable for the Mayor of London's CIL development provides one unit of residential accommodation. Based on the MoL's CIL charging schedule and the information given on the plans the charge is likely to be £675 (13.5m² x £50). This will be collected by Camden after the scheme is implemented and could be subject to surcharges for failure to assume liability, submit a commencement notice and late payment, or and indexation in line with the construction costs index.

Recommendation

Grant conditional planning permission subject to S106 Legal Agreement for:

- Car-free / one bedroom flat
- Construction Management Plan