

Delegated Report		Analysis sheet		Expiry Date:		16/11/2012	
		N/A / attached		Consultation Expiry Date:		08/11/2012	
Officer				Application Number(s)			
Craig Raybould				2012/4854/P			
Application Address				Drawing Numbers			
Da Vinci House 44 Saffron Hill London EC1N 8FH				Refer to decision notice.			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
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.							
Recommendation(s):		Grant planning permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	63	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		<p>A press notice was placed in the Ham 7 High newspaper from 18/10/2012 to 08/11/2012.</p> <p>A site notice was displayed from 10/10/2012 to 31/10/2012.</p> <p>No comments have been received.</p>					
CAAC/Local groups		N/A					

Site Description

The application site is 6 storey converted warehouse building located at the junction of Saffron Hill and Cross Street. The building dates from the mid 20th Century and is finished in a red brick with steel framed tripartite casement windows.

Following its conversion from a warehouse in 1996, the property is now in use as residential flats with car-parking at basement and ground floor levels. Planning permission was granted in 2012 for the erection of a replacement fifth floor, new sixth floor and new part seventh floor to provide additional accommodation.

The building lies within the viewing corridor of Parliament Hill to St Pauls Cathedral and Kenwood to St Pauls Cathedral and is within the Hatton Garden Conservation Area.

Relevant History

2012/3660/P – Planning permission was **granted on 14/09/2012** for the approval of details of new balustrades, plan, elevation and section drawings, manufacturing specifications of all new doors and windows required by condition 2b and samples of the materials of the external surfaces of the extension as required by condition 3 of Planning Permission granted on 22/06/2011 (ref: 2010/5408/P).

2011/5571/P – Planning permission was **granted (subject to a S106 Legal Agreement) on 20/07/2012** 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.

2010/5408/P – Planning permission was **granted (subject to a S106 Legal Agreement) on 22/10/2010** 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.

Relevant policies

LDF Core Strategy and Development Policies

LDF Core Strategy

CS5 (Managing the impact of growth and development)

CS6 (Providing quality homes)

CS14 (Promoting high quality places and conserving our heritage)

LDF Development Policies

DP24 (Securing high quality design)

DP25 (Conserving Camden's Heritage)

DP26 (Managing the impact of development on occupiers and neighbours)

Hatton Garden Conservation Area Appraisal and Management Strategy (1999)

Camden Planning Guidance

CPG1 (Design)

CPG2 (Housing)

CPG6 (Amenity)

The London Plan (2011)

The NPPF (2012)

Assessment

Proposals

The application proposes the replacement of 37 no. metal framed, single glazed windows and 1 no. combined door/window with double glazed, aluminium framed windows (to flats 3, 5, 6, 10, 11, 12, 17 and 21). The windows are located at first, second, third and fourth floor levels on the front and side elevations.

The key planning considerations associated with the proposals are:

- Design; and
- Amenity

Analysis

Design

Policies CS14 and DP24 require all new development to be of the highest standards of designs and for alterations to existing building to have regard to the context of the respective site and the character of the main building. Policy DP25 requires development in conservation areas to preserve and enhance the special character of the CA in which it is located.

The existing single glazed, tripartite, metal framed, casement windows are of a design typical to mid C20th commercial office and warehouse buildings. They have large glazing panels and slight frames. This pattern of fenestration is consistent throughout the building and creates a neatness and uniformity on building.

The application proposes changing the windows of 8 of the flats from first to fourth floor level and one door at 4th floor level on the Saffron Hill elevation. Details of replacement windows for the 5th and 6th were approved under planning permission dated 18/09/2012 (ref: 2012/3660/P) and the windows proposed in this application would match those on the 5th floor.

In order to ensure that the visual composition of the building does not become fractured by a plethora of window types, it is important that the appearance of windows throughout the building is consistent.

The proposed windows would be powder coated, aluminium framed, double glazed tripartite casement windows. They would match the existing windows in terms of their opening functions, glazing bar widths and general appearance but with improved thermal and acoustic performance. Importantly, the distinctive blue colour of the existing (and remaining) windows in the building would be matched.

The proposals would remain consistent with the existing pattern of fenestration and would uphold the visual composition of the building and resultantly preserve and enhance the character and appearance of the Hatton Garden Conservation Area. This complies with policies CS14, DP24 and DP25.

Amenity

Policies CS5 and DP26 seek to protect the quality of life of the Borough's residents and to ensure that new developments provide an acceptable standard of accommodation for future occupiers.

The proposals will not alter the way the building is used and will not create any additional openings beyond that which already exist. There would be no anticipated overlooking, or overshadowing caused and the proposals would improve the residential amenity of the occupiers of the respective flats by improving the thermal and acoustic performance of their windows. This meets with policies CS5 and DP25 and the guidance set out in adopted planning guidance CPG6 – Amenity.

Recommendation: Grant planning permission.

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