

Delegated Report		Analysis sheet		Expiry Date:		07/12/2012	
		N/A / attached		Consultation Expiry Date:		12/10/2012	
Officer				Application Number(s)			
Philip Niesing				2012/5478/P			
Application Address				Drawing Numbers			
24-28 Warner Street London EC1R 5EX							
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Details required by condition 13 (appointment of a suitably qualified chartered engineer) of planning permission dated 23/12/2011, ref 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)).							
Recommendation(s):		Grant					
Application Type:		Approval of Details					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	00	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		n/a					
CAAC/Local groups comments:		n/a					

Site Description

The application site comprises a two storey (with the second floor being small areas of mezzanine level accessed only via ladder) warehouse building 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). The site is located within Hatton Garden Conservation Area. The existing building is not identified as being one of local interest. 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.

Relevant History

Planning permission was granted, ref 2011/5129/P on 23 December 2012 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 of the date of consideration of this application conditions 3a-e (details of various parts of the elevations and materials), 4 (sample panel of facing brickwork), 5 (survey of canal wall), 6 (details of lighting of the canalside), 13 (hard and soft landscaping), 15 (green roof details) and 18 (report of watching brief for clearance of warehouse building and vegetation on canal wall) of planning permission 2011/5695/P (granted 31/03/2012) are outstanding and require details to be submitted and approved.

Relevant policies

LDF Core Strategy and Development Policies

CS5 Managing the impact of growth and development

CS14 Promoting high quality places and conserving our heritage

DP24 Securing high quality design

DP25 Conserving Camden's heritage

DP26 Managing the impact of development on occupiers and neighbours

DP27 Basements and lightwells

Camden Planning Guidance, 2011

CPG1 (Design)

CPG5 (Basements and lightwells)

Assessment

Condition 19

This condition requires *“a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the Council prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.”*

Details submitted include

Form of Agreement: Vincent Barrett of Barrett Mahony Structural Engineers has been appointed as the chartered engineer to oversee the development project to ensure that the link between the designers and contractor is seamless.

Qualifications: BScEng, DipStructE, MSc, Diploma of the Imperial College (DIC)

Professional Membership: MIStructE, RConsEI, CEng MIEI

Experience: Founding Director of Barrett Mahony Consulting Engineers, form in 1994, Project Engineer on St Maur's Library (EU prize for cultural heritage in 2011), New hotel and residential project on old Shubette factory on Wembly Way (capital cost £50)

Recent work: Acted as project engineer on the temporary works for excavations at the Cutty Shark, Lincolns Inn Fields, Great Northern Hotel, Kings Cross, Great Portland Street.

The submitted details are considered to satisfactorily address condition 13 in this case.

Recommendation:

Approve details and discharge condition 13

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