

Delegated Report		Analysis sheet		Expiry Date:		01/11/2012	
		N/A / attached		Consultation Expiry Date:		09/10/2012	
Officer				Application Number			
Philip Niesing				2012/4573/P			
Application Address				Drawing Numbers			
18-28 Hatton Wall London EC1N 8JH				Refer to Draft Decision Notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Details of brickwork (Condition 2) and waste storage removal (condition 5) to planning permission 2008/1886/P granted in 25/07/2008 for the demolition of Nos.20-24 Hatton Wall and replacement with six storey building plus basement to provide light industrial use (Class B1(c)) at basement level and ground floor level and office use (Class B1) at first floor and upper storeys; change of use, refurbishment and extension of Nos.26-28 Hatton Wall to residential use (Class C3) providing two 1-bed units and one 2-bed unit on upper floors with retained retail use (Class A1) at ground floor level, including erection of new mansard roof; and change of use of No.18 Hatton Wall from office use at ground floor reception level (Class B1) to retail use (Class A1); and associated works.							
Recommendation:		Approve details and partially discharge Condition 2 and fully discharge Condition 5					
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 site is located in the Hatton Garden Conservation Area and consists of a number of former industrial/warehouse buildings that surround a small open courtyard area, known as 'Black Bull Inn Yard'. The site is woven around mid and late 19th century structures and has a road frontage onto Hatton Wall.

Relevant History

2008/1886/P and **2008/1888/C** The demolition of nos.20-24 Hatton Wall and replacement with six storey building plus basement to provide light industrial use (Class B1(c)) at basement level and ground floor level and office use (Class B1) at first floor and upper storeys; change of use, refurbishment and extension of Nos.26-28 Hatton Wall to residential use (Class C3) providing two 1-bed units and one 2-bed unit on upper floors with retained retail use (Class A1) at ground floor level, including erection of new mansard roof; and change of use of No.18 Hatton Wall from office use at ground floor reception level (Class B1) to retail use (Class A1); and associated works. **Granted** on 25/07/2008

Conditions 2, 3, 4, 5 and 6 of the above permission require details to be submitted and approved prior commencement of development.

2010/5362/P Variation to circumstances of details of the proposed ground source heat pumps to be provided, pursuant to condition 6 (details of the proposed ground source heat pump) of planning permission dated 25/07/2008, ref: 2008/1886/P for (Demolition of Nos.20-24 Hatton Wall and replacement with six storey building plus basement to provide light industrial use (Class B1(c)) at basement level and ground floor level and office use (Class B1) at first floor and upper storeys; change of use, refurbishment and extension of Nos.26-28 Hatton Wall to residential use (Class C3) providing two 1-bed units and one 2-bed unit on upper floors with retained retail use (Class A1) at ground floor level, including erection of new mansard roof; and change of use of No.18 Hatton Wall from office use at ground floor reception level (Class B1) to retail use (Class A1), and associated works). **Granted** on 25/11/2010

2011/2200/P Details of the proposed cycle storage area for 22 cycles pursuant to condition 3 of planning permission granted subject to section 106 legal agreement dated 25/07/2008 (ref. 2008/1886/P) for the demolition of Nos.20-24 Hatton Wall and replacement with six storey building plus basement. **Granted** on 29/06/2011

2011/2287/P Submission of details pursuant to condition 5 (details of the location, design and method of waste storage and removal (including recycled materials)) of planning permission 2008/1886/P granted 25/07/2008 for the demolition of Nos.20-24 Hatton Wall and replacement with six storey building plus basement. **Granted** on 01/07/2011

2011/2555/P Submission of details of geo-environmental assessment pursuant to discharge of condition 4 of planning permission dated 25/07/2008 (ref. 2008/1886/P) for erection of a six storey building plus basement to provide light industrial use (Class B1(c)) at basement level and ground floor level and office use (Class B1) at first floor and upper storeys following demolition of 20-24 Hatton Wall; change of use, refurbishment and extension of Nos.26-28 Hatton Wall to residential use (Class C3) providing two 1-bed units and one 2-bed unit on upper floors with retained retail use (Class A1) at ground floor level, including erection of new mansard roof; and change of use of No.18 Hatton Wall from office use at ground floor reception level (Class B1) to retail use (Class A1); and associated works. **Part Granted/Refused** on 01/07/2011 (Condition 4b and c were refused for the following reason; *Inadequate details have been submitted for condition 4 b) and c) to demonstrate that the investigation has been carried out in accordance with the agreed ground investigation programme and the results of the remediation measures to return the site to a safe and secure condition fit for its proposed use. The proposal therefore fails to satisfy PPS23 (Planning and Pollution Control).*

Relevant policies

LDF Core Strategy and Development Policies, 2010

CS5 (Managing the impact of growth and development)
CS14 (Promoting high quality places and conserving our heritage)
CS18 (Dealing with our waste and encouraging recycling)

DP24 (Securing high quality design)
DP25 (Conserving Camden's heritage)
DP26 (Managing the impact of development on occupiers and neighbours)

Assessment

Condition 2

'A sample panel of the facing brickwork demonstrating the brick type, face bond and pointing to be built and retained on site shall be provided on site and approved by the Council before the relevant parts of the works are commenced and the development shall be carried out in accordance with the approval given. The sample panel shall be retained on site until the work has been completed.'

The details submitted to discharge condition 2 relates to a relevant small upward extension to the existing brickwork. This part of the approved works have already been constructed from matching bricks salvaged from elsewhere within the existing building and mortar mix and pointing to match the adjacent and are considered appropriate. A sample panel of the *brickwork demonstrating the brick type, face bond and pointing* involved in the second phase, new built phase, would need to be submitted for written approval prior to that part of the development commences. Condition 2 can therefore partially be discharged.

Condition 5

'Before the development commences, details of the location, design and method of waste storage and removal (including recycled materials) shall be submitted to and approved by the Council and the approved facility shall therefore be provided prior to the first occupation of any of the new units and permanently maintained and retained thereafter.'

Details pursuant to condition 5 (details of the location, design and method of waste storage and removal (including recycled materials)) were formally approved on 01/07/2011 planning ref 2011/2287/P. However, in order for the residential development to conform to Ecohomes standards and therefore conform with Secured by Design standards, minor changes need to be made to the main street door, involving the omission of a Franche Contract Letterplate, which would have allowed for green recycling bags to be posted back after collection. The proposal now is to provide separate bin storage for the racking of 3x 27litre organic waste, which would be equipped with three receptacles for the return of recycling/waste bags.

Each residential unit has space designated internally within the kitchen accommodation for 2no. 30 litre bins, one for general waste and one for recyclables, plus 1no. 7 litre kitchen caddy for organic kitchen waste.

The Councils Environmental Management Officer raises no objection to the proposed waste arrangements. The details pursuant to condition 5 can be approved.

Recommendation

Approve details and discharge 5 and partially discharge condition 2

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