

Delegated Report		Analysis sheet		Expiry Date:		08/10/2012	
		N/A / attached		Consultation Expiry Date:		20/09/2012	
Officer				Application Number(s)			
Philip Niesing				2012/4162/P			
Application Address				Drawing Numbers			
14b St Cross Street London EC1N 8XA				Refer to draft Decision Notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Alterations to existing roof terrace at 7 th floor level in north-west corner fronting Saffron Hill, involving the replacement of existing uPVC windows with doors, the installation of a raised deck area with ramp and the replacement of existing metal balustrade with new aluminium balustrade all in connection with the existing office use (Class B1).							
Recommendation(s):		Grant planning permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	25	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Site Notice 22/08/2012 until 19/09/2012 Press Notice 30/08/2012 until 20/09/2012 No response was received.					
CAAC/Local groups comments:		No CAAC for Hatton Garden Conservation Area.					

Site Description

The application site is located on the corner of Saffron Hill and St Cross Street, west of Farringdon Road. The site comprises a large 9 storey high, brick built with concrete wall cladding panels and render office building and associated car park occupied by NCP.

The building is not listed, but the site falls within Hatton Garden Conservation Area. The surrounding properties are predominantly residential and business uses.

Relevant History

PSX0204314 Replace existing critical windows with white UPVC double glazed units. **Granted** on 17/06/2002

Relevant policies

LDF Core Strategy and Development Policies, 2011

CS5 (Managing the impact of growth and development)

CS13 (Tackling climate change through promoting higher environmental standards)

CS14 (Promoting high quality places and conserving our heritage)

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)

CPG6 (Amenity)

Hatton Garden Conservation Area Statement

London Plan, 2011

NPPF, 2012

Assessment

Proposal

Planning permission is sought for works associated with an existing 7th floor roof terrace related with the office use. The proposed works are for the installation of a new 1.1m high aluminium balustrade on the western edge of the roof and the replacement of a row of existing uPVC windows with bi-folding/sliding doors to provide more suitable access onto the terrace. A small section of roof would be covered in raised decking, approx. 150mm above existing roof level to provide level access onto the terrace for wheelchair users. The remaining area would be covered in artificial grass matting.

The proposed balustrade would be set back from the edge of the roof by 1.1m and would consist of perforated aluminium infill panels. New wall mounted external lights would be installed to provide low level illumination to the roof terrace and emergency lighting for means of escape.

The main planning issues to be considered are the impact of the proposed works on the character and appearance of the host building and the wider Hatton Garden Conservation Area and the impact on the amenities enjoyed by the occupiers of the surrounding residential properties.

Design and appearance

The host building constitutes a modern office block with existing uPVC fenestration and metal safety rails on the edges of the existing roof terrace. The proposed works are not considered to detract from the design and appearance of the host building and not cause harm to the character and appearance of Hatton Garden Conservation Area. Given the height of the building and the location of the proposed works, the new balustrade and fenestration would not be readily visible from the public realm. The proposals are considered in to in

accordance with the objectives of Policy CS14, DP24 and DP25 of the LDF.

Amenity

As noted above the flat roof is already used as a terrace by the staff with the necessary safety railings and it is accordingly not considered that the proposals would lead to any additional harm in terms of noise and disturbance. The actual terrace area is relatively limited in size, restricting the possibility for significant noise and disturbance. The proposed works would also not result in loss of daylight/sunlight or loss of outlook.

In terms of overlooking; it was noted at the time of the officer's site visit that the area of flat roof in questions is linked to another section of flat roof immediately adjacent no. 60-66 Saffron Hill, which are in residential use and that a lockable timber gate prevents access onto this terrace. It is recommended that a condition be attached to the permission that prevent this area of flat roof to be used as a roof terrace, as this would materially affect the amenities enjoyed by the occupiers of the residential units in no 60-66 Saffron Hill in terms of overlooking and loss of privacy.

Recommendation

Grant planning permission

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