

Address:	106 - 109 Saffron Hill London EC1N 8QS	
Application Number:	2011/5323/P	Officer: Jonathan Markwell
Ward:	Holborn & Covent Garden	
Date Received:	21/10/2011	
Proposal: Erection of third and fourth floors with associated external terraces at fourth floor level to create 4 (2x2-bed and 2x1-bed) residential units, remodelling of existing office (Class B1) space at basement to second floor level including rear extensions at basement, first and second floor level, and erection of plant enclosure at fifth floor level with 17 Photovoltaic Panels and brown/sedum roof, all following demolition of existing building barring retention of the Saffron Hill (east elevation) facade.		
Drawing Numbers: Site Location Plan; 286-P-RJ11 Rev P2; 286-P-RJ12 Rev P2; 286-P-RJ13 Rev P1; 286-P-RJ14 Rev P1; 286-P-RJ15 Rev P1; 286-P-RJ16 Rev P1; 10100(L)100 Rev P5; 10100(L)101 Rev P5; 10100(L)102 Rev P6;10100(L)104 Rev P8; 10100(L)105 Rev P5; 10100(L)106 Rev P3; 10100(L)107 Rev P5; 10100(L)108 Rev P4; 10100(L)109 Rev P2; Design and Access Statement by Nash Partnership dated 21/10/2011; Environmental Noise Survey Report by Noico Limited dated 04/01/2011 Ref 200950/1; Basement Impact Assessment By RSK dated October 2011 Ref 25143-01 (01); Planning and PPS5 Statement by Rolfe Judd Planning; Lifetime Homes Assessment by Nash Partnership Ref 10100 (T05) 005 – Revision A; Supporting Design Statement for Proposed Roof Top Plant Enclosure by Nash Partnership dated 15/12/2011; Sustainability Statement by XCO2 energy dated 19/12/2011 Ref 8141 Issue 1; Energy Statement by XCO2 energy dated 19/12/2011 Ref 8141 Issue 1.		
RECOMMENDATION SUMMARY: Grant Planning Permission subject to conditions and a S106 Legal Agreement		
Related Application Date of Application:	21/10/2011	
Application Number:	2011/5417/C	
Proposal: Demolition of existing building barring retention of the Saffron Hill façade (east elevation).		
Drawing Numbers: Site Location Plan; 286-P-RJ11 Rev P2; 286-P-RJ12 Rev P2; 286-P-RJ13 Rev P1; 286-P-RJ14 Rev P1; 286-P-RJ15 Rev P1; 286-P-RJ16 Rev P1; 10100(L)100 Rev P5; 10100(L)101 Rev P5; 10100(L)102 Rev P6;10100(L)104 Rev P8; 10100(L)105 Rev P5; 10100(L)106 Rev P3; 10100(L)107 Rev P5; 10100(L)108 Rev P4; 10100(L)109 Rev P2; Planning and PPS5 Statement by Rolfe Judd Planning.		
RECOMMENDATION SUMMARY: Grant Conservation Area Consent subject to conditions		
Applicant:	Agent:	

Chartered Institution of Water and Environmental Management c/o agent	Rolfe Judd Planning Old Church Court Claylands Road The Oval London SW8 1NZ
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ANALYSIS INFORMATION

Land Use Details:			
	Use Class	Use Description	Floorspace (GIA)
Existing	<i>B1 Business</i>		<i>655m²</i>
Proposed	<i>B1 Business</i> <i>C3 Dwelling House</i>		<i>699m²</i> <i>342m²</i> <i>Total: 1041m²</i>

Residential Use Details:										
	Residential Type	No. of Bedrooms per Unit								
		1	2	3	4	5	6	7	8	9+
Existing	<i>Flat/Maisonette</i>									
Proposed	<i>Flat/Maisonette</i>	2	2							

OFFICERS' REPORT

Reason for Referral to Committee: The Director of Culture and Environment has referred the application for consideration as it involves the substantial demolition of a building in a conservation area [Clause 3 (v)] and the making of a planning obligation under Section 106 of the Town and Country Planning Act 1990 [Clause 3 (vi)].

1. SITE

- 1.1 The application site comprises a basement and a three-storey unlisted building located on the west side of Saffron Hill, between the junctions with St Cross Street (to the north) and Greville Street (to the south) and opposite (to the east) of the junction with Lily Place. The building is currently vacant, but was last in use as offices (Class B1) and is within Hatton Garden Conservation Area. The site is also located within the Central London Area, an archaeological priority area, the designated Hatton Garden area and a clear zone area.
- 1.2 This building dates from c.1900. The front elevation is of yellow stock brick with a rendered ground floor 'shopfront' featuring simple moulded pilasters, fascia and cornice. Whilst the building is modest in scale and fairly plain it is considered to reflect its historic warehouse/light industrial use and is characteristic of other late 19th/early 20th century buildings within this part of the Hatton Garden Conservation Area. The building appears to have suffered bomb damage at second floor level where it has been rebuilt with flat lintels and steel framed windows. Nonetheless, the window openings broadly match the rhythm and width of those on the floor below and the building as a whole retains its character and strong sense of horizontality. Although not identified within the Hatton Garden Conservation Area statement (published 1999) as a positive contributor, such statements are not static documents and given its age and simple functional character, it is considered to be of some significance within the conservation area as a whole.
- 1.3 The application site has been subject to a number of recent planning applications. This includes a permission in 2008 which allowed a change of use of the second floor to residential and new third and fourth floors to create seven residential units at the site. This permission expired on 30/10/2011 without being implemented (see relevant history below). In 2010/2011 permission was granted for works of a broadly similar nature barring residential only being proposed at new third and fourth floor level to create four residential units and more substantial demolition works (entire demolition barring façade retention of the Saffron Hill elevation) which required conservation area consent. This scheme is yet to be implemented (see relevant history section below for details).
- 1.4 The surrounding area comprises a mix of uses with both residential and commercial uses on Saffron Hill and Kirby Street (which runs parallel with Saffron Hill to the west). Directly to the north of the site is the basement and five storey 104-105 Saffron Hill building, which is in use by a jewellery trader at basement and ground floor level and is in the process of being converted into four residential units

at first to fourth floor level (Application references: 2010/0949/P and 2011/1963/P). To the east is 41-43 Saffron Hill, a six storey building in use for residential purposes. Also to the east of the site is the cul-de-sac of Lily Place. To the south of the site is a single storey warehouse building. To the west of the site is the rear of 15-19 Kirby Street, a basement and six storey office building (refurbished and roof extension added as part of permission 2004/4109/P).

2. THE PROPOSAL

- 2.1 Planning permission is sought for the rebuilding behind the front façade of the existing basement and three storey building, including an extension up to the rear (west elevation) building line at basement, first and second floor level to provide additional office (Class B1) accommodation. It is also proposed to erect a new third and fourth floor level of accommodation, providing four residential units at this point. These parts of the proposal are near identical to planning permission 2010/4669/P, which could be implemented up to 08/08/2014. The now under consideration proposals go further than the 2010/4669/P scheme by also proposing the erection of a plant enclosure / lift overrun at what would become a part fifth floor level. In addition on the remaining flat roof associated with the fourth floor extension it is proposed to install seventeen Photovoltaic Panels (thirteen for the office accommodation and one for each of the four residential properties) with associated brown/sedum roof areas. In comparison with the 2010/4669/P permission some minor internal and external design alterations are also proposed.
- 2.2 The applicant is denoted as The Chartered Institution of Water and Environmental Management (CIWEM). It is understood that it is intended for the headquarters of the institution to occupy the remodelled offices proposed. CIWEM are presently located nearby in John Street. The intention of this application is to improve the sustainability of the building beyond the proposals granted by permission 2010/4669/P at the site for the environmental institution.
- 2.3 Conservation area consent is sought for the demolition of the existing building, barring the front façade on Saffron Hill which is proposed to be retained. This constitutes substantial demolition of an unlisted building within a conservation area and therefore requires conservation area consent. The approved scheme in 2011 included an identical amount of demolition and conservation area consent was granted for this on 22/12/2010 (see relevant history below). The approved scheme in 2008 did not include such levels of demolition and an application for conservation area consent was not required in that instance.
- 2.4 During the course of the application the applicant has provided more detailed justification in respect of the plant enclosure at fifth floor level. In addition more comprehensive Energy and Sustainability Statements, adhering to the requirements of CPG3, have been submitted.

3. RELEVANT HISTORY

- 3.1 2007/4782/P - Erection of new third, fourth and fifth floors plus rear extension to existing floors and new basement floor to provide Class B1 (offices) on basement

ground and first floors and 8 new residential units on second to fifth floors. Withdrawn on 05/12/2007 prior to a formal decision being made by the Council.

- 3.2 2008/0450/P - Demolition of existing building and erection of a new six storey building plus basement with office accommodation (Class B1) on basement, ground and first floors and residential accommodation (Class C3) on second to fifth floors providing 7 self contained units (six x 2 bed and one x 3 bed units). Refused 02/05/2008.

Reasons for refusal:

1. The proposed demolition of the building, in the absence of sufficient justification in line with the demolition tests contained within Planning Policy Guidance 15: Planning and the Historic Environment, would harm the character and appearance of the Hatton Garden Conservation Area.
2. The proposed building, by virtue of its height, proportions and detailed design, would appear incongruous and would detract from the variety of form within the streetscene. As such, it would fail to preserve or enhance the character and appearance of the Hatton Garden Conservation Area

Reasons 3-7 related to the proposals being in the absence of a S106 Legal Agreement to secure an education contribution, public open space contributions, renewable energy, EcoHomes/Code for Sustainable Homes and biodiversity measures, car-free housing, highway / public realm improvements,

8. The proposed development fails to provide satisfactory cycle parking or storage, failing to improve the convenience and safety of cycling.
9. The proposed development fails to provide adequate facilities for storage, recycling and disposal of waste for the seven residential units proposed, which would be detrimental to the amenity of neighbouring and future occupiers.
10. The proposed development, in the absence of sufficient information to assess 'Lifetime homes standards', fails to provide accommodation accessible to all.

- 3.3 2008/0451/C - Demolition of existing building. Refused 02/05/2008.

Reasons for refusal:

1. The demolition of this building in the absence of an approved scheme for its replacement would be likely to result in harm to the character and appearance of the surrounding Conservation Area.
2. The proposed demolition of the building, in the absence of sufficient justification in line with the demolition tests contained within Planning Policy Guidance 15: Planning and the Historic Environment, would harm the character and appearance of the Hatton Garden Conservation Area.

- 3.4 2008/2990/P - Change of use of the basement from storage/plant area to B1 (office), change of use of the 2nd floor from B1 (office) to residential (Class C3), and the erection of new third and fourth floors to facilitate 7 new flats (4x 1-bed, 2x 2-bed and 1x 3-bed). Granted following completion of S106 Legal Agreement 30/10/2008.
- 3.5 2010/3555/P - Change of use of the basement from storage/plant area to office use (Class B1) with rear extensions from basement, first, second floors to create additional office space and erection of new third and fourth floors with terrace and balustrades to create 3 new flats (Class C3) (1x 1-bed, 1x 2-bed and 1x 3-bed), and green roof. Withdrawn on 26/08/2010 prior to a formal decision being made by the Council.
- 3.6 2010/3557/C - Demolition of existing building retaining the facade. Withdrawn on 26/08/2010 prior to a formal decision being made by the Council.
- 3.7 2010/4669/P - Erection of third and fourth floors with associated external terraces at fourth floor level to create 4 (2x2-bed and 2x1-bed) residential units and remodelling of existing office (Class B1) space at basement to second floor level including rear extensions at basement, first and second floor level, following demolition of existing building barring retention of the Saffron Hill (east elevation) facade. Granted following completion of S106 Legal Agreement 08/08/2011. This application was considered at Development Control Committee on Wednesday 15th December 2010, where it was unanimously resolved that planning permission be granted subject to conditions and a Section 106 legal agreement, as set out in the report.
- 3.8 2010/4677/C - Demolition of existing building barring retention of the Saffron Hill (east elevation) facade. Granted 22/12/2010. This application was considered at Development Control Committee on Wednesday 15th December 2010, where it was unanimously resolved that conservation area consent be granted subject to conditions as set out in the report.

4. CONSULTATIONS

Statutory Consultees

- 4.1 English Heritage has been formally consulted and confirmed that do not wish to comment on the planning permission or conservation area consent applications. It recommends that the applications for planning permission and conservation area consent are determined in accordance with national and local policy, and on the basis of specialist conservation advice from London Borough of Camden.
- 4.2 English Heritage's Greater London Archaeology Advisory Service (GLAAS) has confirmed that the applicant has recently carried out geotechnical works in association with the 2010/4669/P permission, which were archaeologically monitored. They observed a late 18th/early 19th century culvert, which in itself is of relatively low significance, and concluded that the present basement would have removed the bulk of any archaeological potential. A report was prepared and this has been deposited with the Greater London Historic Environment Record. No

further work is necessary. Based on the works carried out at the site there is no recommendation from GLAAS for a further archaeological condition to be added to the current proposals.

Adjoining Occupiers

	Original
<i>Number of letters sent</i>	30
<i>Total number of responses received</i>	07
<i>Number of electronic responses</i>	03
<i>Number in support</i>	00
<i>Number of objections</i>	05

4.3 A site notice was erected on 09/11/2011, expiring on 30/11/2011. A press notice was published on 17/11/2011, expiring on 08/12/2011. A total of five objections have been received from the following addresses: Unspecified flat number, 41-43 Saffron Hill; Flat 1, 41-43 Saffron Hill; Flat 2, 41-43 Saffron Hill; Flat 4, 41-43 Saffron Hill (as part of three separate submissions); Platinum Guild International UK Ltd, 4th floor 16-18 Kirby Street. A summary of the main issues raised are as follows:

- Overlooking to and from residential properties at 41-43 Saffron Hill from proposed offices and flats (current building is noted to be unoccupied at present)
- Two extra floors proposed will mean a severe reduction in the light coming into the 41-43 Saffron Hill building and the 4th floor office of 16-18 Kirby, affecting the quality of residential / office space.
- Discomfort and inconvenience in terms of both noise and light pollution if the proposal is carried out.
- Two objectors denote specific objection to the additional floors proposed, rather than the existing floors of the building or principle of residential conversion.
- Noise and disruption to neighbouring occupiers during construction works. For example, recently completed building works took place at 104-105 Saffron Hill for 5 months, meaning “We believe we deserve some quiet time after all the extensive building works in the street”. Another consequence is obstruction to the highway and footway during construction works for pedestrians (example of safety of pedestrians with pushchairs stated)
- Loss of amenity to 41-43 flats will “depreciate the value of the apartment”.

5. POLICIES

5.1 LDF Core Strategy and Development Policies

CS1	Distribution of growth
CS3	Other highly accessible areas
CS5	Managing the impact of growth and development
CS6	Providing quality homes
CS8	Promoting a successful and inclusive Camden economy
CS9	Achieving a successful Central London
CS11	Promoting sustainable and efficient travel

CS13	Tackling climate change through promoting higher environmental standards
CS14	Promoting high quality places and conserving our heritage
CS15	Protecting and improving our parks and open spaces & encouraging biodiversity
CS17	Making Camden a safer place
CS18	Dealing with our waste and encouraging recycling
CS19	Delivering and monitoring the Core Strategy
DP1	Mixed use development
DP2	Making the full use of Camden's capacity for housing
DP5	Homes of different sizes
DP6	Lifetime homes and wheelchair homes
DP13	Employment sites and premises
DP16	The transport implications of development
DP17	Walking, cycling and public transport
DP18	Parking standards and the availability of car parking
DP19	Managing the impact of parking
DP20	Movement of goods and materials
DP21	Development connecting to the highway network
DP22	Promoting sustainable design and construction
DP23	Water
DP24	Securing high quality design
DP25	Conserving Camden's heritage
DP26	Managing the impact of development on occupiers and neighbours
DP27	Basements and lightwells
DP28	Noise and vibration
DP29	Improving access
DP32	Air quality and Camden's Clear Zone
Appendix 2	Parking standards

5.2 **Other Relevant Planning Policies**

PPS 5 Planning for the Historic Environment (Published: 23rd March 2010)
London Plan 2011

5.3 **Supplementary Planning Policies**

Camden Planning Guidance 2011
Hatton Garden Conservation Area Statement

6. **ASSESSMENT**

6.1 The principal considerations material to the determination of these applications are summarised as follows:

- Principle of development – land use issues;
- Quality of residential/office accommodation;
- Design / Impact on conservation area;
- Amenity;
- Transport considerations;
- Sustainability / Energy
- Other matters.

Principle of development – land use issues

- 6.2 The proposal is similar in nature to permission 2010/4669/P, which was considered against the Council's LDF policies that are still in place at this point in time. Prior to this permission was also granted for seven residential units and office accommodation on the site in 2008 (2008/2990/P – see relevant history above for details). As in both of these previous cases no on-site jewellery workshop space is proposed on-site, which would normally be required in this Hatton Garden location where it is proposed to add more than 200sqm of gross floorspace (policy DP1). To clarify, there is no existing jewellery workshop space on site at present. In the two previous permissions at the site it was considered in both cases that the increases in floorspace were relatively limited and it was not considered to be of such a significant level to enable practical or viable jewellery workshop space to be provided on site alongside the proposed office and residential uses. The policy requirement in this instance would be 97sqm of jewellery workshop space. Given the proposals are near identical to the 2010/4669/P permission it is considered appropriate for an identical contribution of £59,568 to be secured in lieu of direct provision of jewellery workshop space, in line with DP13. The figure secured in 2010/4669/P was based on the £85,000 secured in 2008/2990/P, lowering as a result of more office accommodation being retained than in 2008.
- 6.3 The contribution, as negotiated with the assistance of and in agreement with the Council's Economic Development team, will be used by the Council's Economic Development service, working in partnership with jewellery sector manufacturers in Hatton Garden, to support initiatives to improve business and competitiveness within the Hatton Garden jewellery and allied industries. Examples of such initiatives include training and apprenticeship schemes for new recruits to the sector and measures to promote Hatton Garden as a jewellery hub and visitor destination. A S106 Legal Agreement will ensure that such a contribution is secured; the applicant has indicated a willingness to enter into this.
- 6.4 The provision of additional office accommodation and residential accommodation is welcomed in principle in this highly accessible Central London location. Office accommodation is encouraged in accessible locations such as this (in line with policies CS8 and CS9), while housing is regarded as the priority land-use of the LDF (policies CS6 and DP2) and the Council seeks to maximise the supply of additional homes in the borough. The four proposed residential units would therefore assist in this regard, with the proposed mix of 2x1 bed and 2x2 bed units being considered to be satisfactory with DP5 in mind. Two bed units are identified as being in 'very-high' demand in the dwelling size priorities table, equating to 50% of the total, above the DP5 40% aim.

Quality of residential/office accommodation

- 6.5 The residential element of the proposals comprises 2x2 bed units at proposed third floor level (Flats 31 and 32) and 2x1 bed units at proposed fourth floor level (Flats 41 and 42). In respect of overall flat and individual bedroom sizes, the vast majority of minimum standards are fully accorded with. There is acknowledged to be a small shortfall in the overall flat size of Flat 42, which at 45.3sqm is 2.7sqm below the

overall internal floorspace CPG2 guideline and 4.7m below the London Plan guidance figure for 2-person units. However, it is considered that this slight shortfall is made up by the overall standard of accommodation proposed for future occupiers.

- 6.6 For example, all rooms are regular in shape and style (a hallwall in each flat from the entry point leads to all rooms), with dedicated storage space, circulation areas and good access to natural light and ventilation with generously sized windows in all habitable rooms and good floor to ceiling heights (2.4m). In addition the two fourth floor flats will have access to external balcony spaces and the proposed section plan indicates soundproofing between the floors of the building (both between the different residential flats and between the separate residential and office elements of the scheme) has been fully incorporated into the proposals. The stacking between the third and fourth floor residential properties has also been considered, with bedrooms, living/dining/kitchens and bathrooms all above and below one another. Waste and recycling facilities are shown at ground floor level and cycle parking is also provided. The internal layout of each unit has therefore been considered carefully with CPG2 in mind to provide future occupiers with a good standard of accommodation.
- 6.8 In addition the applicant has submitted a lifetime homes statement which demonstrates that the four proposed units will meet the 16 criteria of lifetime homes, in line with policies CS6 and DP6. This is welcomed and considered suitable, with the measures outlined in the statement provided and shown on the plans to be secured via condition. Such measures also assist in the units meeting CfSH Level 4, as explained in the sustainability section below.
- 6.9 Turning to the basement to second floor office accommodation, the largely open plan nature of the space together with other features such as two separate staircases and a dedicated lift and other supporting facilities (staff toilets, kitchen facilities) means that the quality of accommodation is considered to be suitable for future office occupiers.

Design / Impact on conservation area

- 6.10 The majority of works have already been granted in the recent past as a result of permissions 2008/2990/P and 2010/4669/P at the site (see relevant history). In short the latest permission took into account PPS5, where it was considered that the significance of the building is limited as a heritage asset. The portion of the building that makes the most significant contribution to the conservation area is to be retained – its front street facing elevation – and therefore its public benefit is considered to be protected. The redeveloped building behind the façade would not differ significantly from the existing, albeit of modern efficient construction, thus having what is considered to be a minimal impact on the external appearance of the building. In addition, the proposed third and fourth storeys have been considered appropriate in both 2008/2990/P and 2010/4669/P. These two additional storeys are identical in footprint and general design approach now sought and thus no design/conservation area issues are raised in these respects.

- 6.11 The now proposed scheme does however include a new rooftop plant room set in the rear most north-west corner of the site. This would create an area at effectively fifth floor level. The size of the plant room is 11.2m in width (just over half the width of the total building, 4.6m in depth (just under half of the total depth of the building) and 2.4m in height. It therefore covers roughly one quarter of the footprint of the building and comprises aluminium louvres and an acoustic beam roof. During the course of the application further detailed justification for the plant room has been provided, given that it is generally sought for plant to be integrated within the building rather than as an additional component which is the case in this instance. The justification is largely owing to the applicant's desire to achieve CfSH Level 4 and BREEAM 'excellent' ratings (see sustainability section below for details). Details have also been provided during the course of the application of the intended plant so as to ensure that the size of the plant enclosure is minimised as far as practically possible. With this in mind, officers are now content with the level of justification provided for the proposed plant.
- 6.12 In terms of the actual design of the plant enclosure it is of utilitarian appearance. Given its significant set back from the Saffron Hill frontage (5.5m) it would not be visible from street level adjacent to the site. In long views from the south end of Saffron Hill the views will also be minimised owing to the position of the enclosure on the north-west rear corner of the building, 10m back from the southern building line. Owing to this context the addition is not considered to cause harm to the character of the building, the streetscene or wider conservation area. It is acknowledged that it would be visible from the upper floors of nearby buildings on Saffron Hill and those which front onto Kirby Street. However any harm caused is not considered to be sufficient to amount to a sustainable reason for the refusal of the application.
- 6.13 In respect of other matters, 17 Photovoltaic Panels and a brown/sedum roof is also proposed in the remaining three quarters of the flat roof area. It has been shown that the panels, all 0.8m x 1.6m in size and south facing, would be installed at a 20 degree angle and all be set behind 0.6m high set back zinc clad parapets. Given the limited angle of projection and the parapets involved, the panels are unlikely to be largely visible in short views. Some may be visible in long views from the south end of Saffron Hill, but such an impact has been limited as far as possible with the purpose of the panels also in mind.
- 6.14 Another alteration in comparison with the 2010/4669/P permission is the enlargement of the ground floor windows on the Saffron Hill elevation, lowering the cills to a series of full height windows alongside the entrance doors at this point. The design of the windows is considered to be appropriate to the appearance of the building and therefore no objection is raised.
- 6.15 Thus in overall terms the majority of works proposed have already been considered appropriate; moreover they remain appropriate in design terms. In relation to the newly proposed elements, sufficient justification has been provided for the utilitarian plant enclosure, which is positioned in the least visually intrusive location. Furthermore the Photovoltaic Panels and other alterations are considered to not cause harm to the character or appearance of the building, streetscene or wider conservation area.

Amenity

- 6.16 In terms of the impact on neighbouring occupiers it is again acknowledged that the majority of works proposed are similar to those already twice considered to be appropriate at the site (permissions 2008/2990/P & 2010/4669/P). More specifically there is already a three storey building at the site and the proposed third, fourth and now fifth floor elements are all stepped back from the Saffron Hill frontage. It is considered that no significant loss of daylight or sunlight would occur as a result of the proposals, nor any substantial loss of outlook. In terms of overlooking and loss of privacy, there is an existing level of mutual overlooking between the application site and other nearby buildings. The proposed residential uses at third and fourth floor would be separated from the residential flats of 41-43 Saffron Hill by the highway and in tightly knit urban environments such as the application site the level of overlooking created is not considered to be so significant to warrant a sustainable reason for refusal of the application if it were to be considered within an appeal scenario. Turning to the office uses on the upper floors of the neighbouring building fronting Kirby Street, the limited increase in height compared to that already approved (1.9m) and the set back 9.5m means there will only be a negligible loss of outlook or reduction in sunlight and daylight to these nearby occupiers.
- 6.17 In respect of noise and disturbance matters, the applicant has submitted a noise report to support the proposed plant enclosure at roof level. This has been considered by the Council's Environmental Health officers who conclude that the report satisfactorily demonstrates that the Council's noise standards are anticipated to be adhered to. In order to protect the future amenity of both occupiers of the residential units at the site and nearby occupiers a condition will be added to any permission to ensure that if the plant is noisier and causes disruption over and above the Council's standards, there is ample scope to take the necessary enforcement action. In terms of other noise and disturbance matters, the limited size of the fourth floor terrace areas is such that significant noise and disturbance from this space is not envisaged.
- 6.18 The proposals also involve a small area of basement excavation, extending the existing basement floor level to the western edge of the site and lowering the existing basement floor by 1m (allowing for a 1m thick raft foundation beneath the site actually means the level of excavation is 2m). Owing to the adoption of CPG4 in the intervening period since the 2010/4669/P scheme was considered by officers, a Basement Impact Assessment (BIA) has been submitted by the applicant. This was carried out by suitably qualified professionals and indicates that borehole investigations took place at the site between February and April 2011. Based on the borehole investigations and other background information collection and collation it is considered unlikely that the basement would have significant impact on groundwater levels or flows beneath the site, the risk of groundwater flooding is low (no SUDS are considered to be necessary) and no slope stability matters are raised. In terms of the structural stability of neighbouring properties, the site description section denotes there to be existing basements at both 104-105 Saffron Hill and 15-19 Kirby Street. Based on the information provided it is clarified that due consideration has been given in the design of foundations supporting the

party and boundary walls to the adjacent structures. Therefore in overall terms it is considered that the BIA satisfactorily demonstrates that the impact on drainage, flooding, groundwater conditions and structural stability has been considered, according with policy DP27.

Transport

- 6.19 In line with the two recent permissions at the site the residential units (in this instance four self-contained flats) will be secured via S106 Legal Agreement as car-free units. As a result future occupiers will not be able to apply for on-street parking permits in the future, so as to not lead to additional pressure on on-street parking in the area.
- 6.20 In terms of cycle parking the applicant has denoted six spaces at ground floor level will be provided for cycles. This adheres to the required standards of one space per residential unit and 1 space per 250sqm of office accommodation. However the applicant has not detailed on the plans submitted the precise design of the storage area and thus further details will be secured via condition.
- 6.21 In line with previous approvals at the site a financial highways contribution will be secured via S106 Legal Agreement for repaving this part of the Saffron Hill highway. The estimated contribution is £5,450, which is a lower figure than previous estimates (associated with previous applications) owing to the Council's contractor changing in the intervening period.
- 6.22 Owing to the scale of works proposed for the redevelopment of the site, including substantial demolition as well as building works including excavation, and the relatively narrow access leading directly to the site, it is considered that there will be a significant increase in the number of trips to and from the site and this will increase the overall level of traffic along Saffron Hill during construction. There is also a need to minimise the impact on local amenity from the demolition and construction phases of development. A Construction Management Plan (CMP) is therefore considered to be required to minimise any potential adverse impacts during the construction stage of works. The CMP, as also secured as part of the two previous permissions at the site, is to be approved via the S106 Legal Agreement prior to works starting on site.

Sustainability / Energy

- 6.23 Since the consideration of permission 2010/4669/P at Development Control Committee in December 2010 Camden Planning Guidance (CPG) has been updated to align with the Council's LDF policies. Given that the proposed scheme is a full planning permission submission the applicant has been required to submit a Code for Sustainable Homes (CfSH) pre-assessment (in respect of the residential element of the scheme) and a BREEAM pre-assessment (in respect of the office element of the scheme) to align with the requirements of CPG3, which primarily feeds into policies CS13 and DP22.
- 6.24 The submitted sustainability statement includes a CfSH pre-assessment. This demonstrates that the applicant is seeking to meet code level 3 and, moreover,

aspires to level 4 with an anticipated rating of 69.91 (above 68 required for level 4). This is significantly above the present minimum code level 3 rating stipulated by CPG3. In addition the 50% targets in the energy, water and materials categories are all anticipated to be met, with 76% (energy), 50% (water) and 83% (materials) anticipated by the applicant. As such the information provided is welcomed and considered to be appropriate in terms of the required policies and guidance. To ensure that the applicant implements the features required to meet the anticipated rating a fuller CfSH design stage and post-construction review will be secured via the S106 Legal Agreement.

- 6.25 In relation to the BREEAM pre-assessment, this indicates that a score of 71.9% of the total credits available is possible from the scheme. This goes beyond the presently required 'very good' standard and instead would be a BREEAM 'excellent' scheme. In terms of the specific energy, water and materials requirements (energy 60%, water 60% and materials 40%) the water and material components are anticipated to be far exceeded while there is a small shortfall in the energy category. However in overall terms the 'excellent' rating is considered appropriate, with the S106 Legal Agreement securing this overall rating and the 60/60/40 % credits in the design stage and post construction review assessments.
- 6.26 Linked to the BREEAM assessment an area of brown and sedum roof is proposed around the PV panels above the fourth floor residential accommodation. This is welcomed in principle in line with policies CS15 and DP22 in particular. Limited details of the exact nature of the brown / sedum roof have been provided to date and thus these details will be secured via condition.
- 6.27 The applicant has also submitted an Energy Statement demonstrating the anticipated energy performance and carbon dioxide emissions of the proposed scheme, in line with the guidance in paragraph 2.5 of CPG3. Again this statement has been prepared in line with the Council's LDF policies and guidance contained within CPG3, following the 'be lean', 'be clean' and 'be green' principles.
- 6.28 In terms of using less energy ('be lean') a multitude of energy efficiency features will be introduced, such as significant insulation, high performance glazing and energy efficiency lighting (100% low energy lighting). With regard to supplying energy efficiency ('be clean') the applicant has shown that it is not viable for the building to connect to an existing nearby network or include combined heat and power (CHP) on site. Instead a variable refrigerant flow system is proposed be connected to the rooftop plant proposed to serve the office component and air source heat pumps for the residential element. In respect of using renewable energy ('be green') the applicant has considered all renewable technologies and discounted some technologies (e.g. biomass and wind energy) while including those most feasible for the site. As such Photovoltaic (PV) panels and air source heat pumps are recommended to be included; as explained elsewhere in this report 17 PV panels and air source heat pumps (within the rooftop plant area) are proposed. In overall terms the proposed measures are anticipated to have a total regulated and unregulated carbon dioxide saving of 14% and reduce regulated carbon dioxide emissions by 21%. Given the scale of the development site it is considered that such features are welcomed in line with the LDF and CPG, with the

S106 Legal Agreement securing in full the measures outlined in the statement submitted.

Other matters

- 6.29 On the most recent permission at the site a condition in respect of archaeological matters was secured at the request of English Heritage's Greater London Archaeology Advisory Service (GLAAS). As per paragraph 4.2 of the report above GLAAS no longer consider it necessary to add a condition to this application.

7. CONCLUSION

- 7.1 In overall terms it is considered that the proposed development represents an appropriate scheme to the application site and surroundings. The provision of new residential accommodation is generally welcomed, as is the increase in employment floorspace. It is acknowledged that the proposals do not seek to provide any jewellery workshop space within this Hatton Garden Area location; however a payment in lieu of £59,568 (secured via S106 Legal Agreement) is considered to be appropriate in this instance.

- 7.2 In design terms the part of the building which makes the most significant contribution to the conservation area (Saffron Hill elevation) is to be retained, providing sufficient justification for the conservation area consent application. In addition, the remodelled space behind the façade and the additional storeys are considered to provide a high standard of office and residential accommodation for future occupiers, with the external design mirroring two recent permissions at the site (2008/2990/P & 2010/4669/P). The newly proposed plant room is satisfactory in design terms and together with the PV panels and brown/sedum roof will greatly improve the environmental performance of the building, with both the CfSH and BREEAM assessments and Energy Statement to be secured via S106 Legal Agreement. With respect to amenity considerations no significant loss of amenity is anticipated to neighbouring occupiers and future occupiers will have a good standard of residential/office accommodation. In terms of transport matters cycle parking is provided and the S106 Legal Agreement will secure car-free housing, a construction management plan and highways works.

8. LEGAL COMMENTS

- 8.1 Members are referred to the note from the Legal Division at the start of the Agenda.

9. RECOMMENDATION

- 9.1 It is recommended that planning permission is granted subject to a Section 106 Legal Agreement covering the following heads of terms:

- Jewellery workshop contribution of £59,568
- car free housing
- construction management plan
- highways contribution of £5,450
- CfSH design stage and post construction statement

- BREEAM design stage and post construction statement
- Energy statement