

Delegated Report		Analysis sheet		Expiry Date:		17/09/2012	
		N/A		Consultation Expiry Date:		N/A	
Officer				Application Number(s)			
Alan Wito				2012/3826/P			
Application Address				Drawing Numbers			
28-30 Kirby Street London EC1N 8TE				See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Details of brickwork mortar color (condition 3) in relation to planning application 2011/1411/P granted 28/10/2011 for alterations and additions in association with the change of use from office use (Class B1) at 5th and 6th floor levels to provide 5 (1x1-bed & 4x2-bed) residential units (Class C3) and additional office (Class B1) accommodation, including extension/realignment works to rear at 2nd and 3rd floor levels, extension to rear at 4th and 5th floors, extension at 6th floor level, provision of terraced areas at 1st, 4th, 5th and 6th floor levels, alterations to ground floor entrance, recladding of exterior of building and associated alterations.							
Recommendation(s):		Approve					
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: <small>*Please Specify</small>		N/A					

Site Description

28-30 Kirby Street, known as Gretton House, dates from the late 1960s/early 1970s and is a 4 storey, rising up to 6 storey office building. It also includes an existing basement level, ground floor servicing/parking area and rooftop plant rooms on the six-storey front elevation facing Kirby Street and the four-storey rear elevation backing onto buildings which face onto Hatton Garden. The building is located in Hatton Garden Conservation Area. The site is also located within the Central London Area, an archaeological priority area and a clear zone area.

To the north-west is the Grade II listed Wren House, a former church, now converted to offices on the junction of Hatton Garden and St Cross Street. The Hatton Garden Conservation Area Statement does not list the property as a “building of interest”, or indeed any of the buildings in Kirby Street. However the buildings immediately to the north at No’s 9-12 St Cross Street are all categorised as being “buildings of interest”. It is also noted that a number of other buildings along Kirby Street have been refurbished in the last decade, such as the Unite student accommodation and workshop spaces at Arundel House (36-43 Kirby Street – 2006/1445/P) and offices at 15-19 Kirby Street (2004/4109/P).

This area has developed over four centuries and has historically been a centre for the jewellery trade. The application site is in-fact within the designated Hatton Garden area. This use is still common in the general vicinity but has been diluted somewhat by other uses such as offices. This long history of development is demonstrated in the variety of age and styles of building juxtaposed within the conservation area.

Relevant History

2011/1411/P - Alterations and additions in association with the change of use from office use (Class B1) at 5th and 6th floor levels to provide 5 (1x1-bed & 4x2-bed) residential units (Class C3) and additional office (Class B1) accommodation, including extension/realignment works to rear at 2nd and 3rd floor levels, extension to rear at 4th and 5th floors, extension at 6th floor level, provision of terraced areas at 1st, 4th, 5th and 6th floor levels, alterations to ground floor entrance, re-cladding of exterior of building and associated alterations. Granted following completion of S106 Legal Agreement on 28/10/2011.

2011/5901/P - Minor material amendments to planning permission (ref: 2011/1411/P) granted 28/10/2011 (for alterations and additions in association with the change of use from office use (Class B1) at 5th and 6th floor levels to provide 5 (1x1-bed & 4x2-bed) residential units (Class C3) and additional office (Class B1) accommodation, including extension/realignment works to rear at 2nd and 3rd floor levels, extension to rear at 4th and 5th floors, extension at 6th floor level, provision of terraced areas at 1st, 4th, 5th and 6th floor levels, alterations to ground floor entrance, re-cladding of exterior of building and associated alterations) as variation of condition 11 (development should be carried out in accordance with the approved plans) involving additional plant at roof level, provision of balustrade on north elevation at rear fourth floor level, alterations to emergency escape stairs at rear sixth floor level, internal alterations to amend the proposed mix of residential units to 2x1-bed and 3x2-bed with related fenestration alterations and various associated works. Granted on 23/2/12.

2012/1552/P - Details of brick sample panels required by condition 3 of planning permission amended on 23/02/2012 (ref: 2011/5901/P) for alterations and additions in association with the change of use from office use (granted 28/10/2011, ref: 2011/1411/P). Granted on 22/5/12.

2012/1342/P – Details of all external facing materials, glazing and window sections and brown roof pursuant to conditions 4, 5 and 6 of planning permission granted on 28/10/2011 (Ref: 2011/1411/P) for alterations and additions in association with the change of use from office use (Class B1) at 5th and 6th floor levels to provide 5 (1x1-bed & 4x2-bed) residential units (Class C3) and additional office (Class B1) accommodation, including extension/realignment works to rear at 2nd and 3rd floor levels, extension to rear at 4th and 5th floors, extension at 6th floor level, provision of terraced areas at 1st, 4th, 5th and 6th floor levels, alterations to ground floor entrance, recladding of exterior of building and associated alterations (as amended by planning permission ref 2011/5901/P dated 23/02/2012). Granted on 24/5/12.

Relevant policies

LDF Core Strategy and Development Policies

CS14 Promoting high quality places and conserving our heritage

DP24 Securing high quality design

DP25 Conserving Camden's heritage

Camden Planning Guidance 2011

Hatton Garden Conservation Area Statement

Assessment

Condition 3 required:

“A sample panel of the facing brickwork demonstrating the proposed colour, texture, face-bond and pointing 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 brick and mortar were approved earlier in the year but after consideration the architect wished to use a darker mortar. The proposed mortar colour is now a grey which will still provide contrast between the brick and joints and ensure the façade has visual interest.

The mortar colour is considered acceptable and therefore it is approved.

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