

Delegated Report		Analysis sheet		Expiry Date:		11/06/2012	
		N/A		Consultation Expiry Date:		24/05/2012	
Officer				Application Number(s)			
Angela Ryan				2012/2030/P			
Application Address				Drawing Numbers			
16 Vine Hill London EC1R 5EA				Refer to decision notice.			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Details of cycle storage (Condition 4) and doors, windows, balustrades and railings (Condition 6a, b & c) of planning permission 2011/6006/P granted on 22/03/2012 for minor material amendment including the redesign all screens, balustrades, balcony doors, changes to the fenestration and incorporation of a new roof top terrace, to planning permission dated 11/11/2011 (ref: 2011/2676/P) for additions and alterations in association with the change of use from offices (Class B1) to residential use (Class C3) to provide four residential units (1 x 1-bed, 2 x 2-bed, 1 X 3-bed), including erection of three storey rear extension, roof extensions, creation of terrace and balconies at rear, new windows in rear elevation and alterations to existing windows.							
Recommendation(s):		Grant permission to discharge Conditions 4 and 6a, b & c.					
Application Type:		Approval of Details					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	0	No. of responses	0	No. of objections	0
				No. electronic	0		
Summary of consultation responses:		N/A					
CAAC/Local groups comments:		N/A					

Site Description

The site comprises a three-storey plus building that is currently vacant. The existing building was first built in 1877. The front elevation features a distinct stepped gable feature and the rear elevation also features a strong gable end. The property is of the same design as the adjacent property no. 18 Vine Hill. The adjacent buildings are in employment use and are taller than the application site.

The site lies in the Hatton Garden Conservation Area and is identified as making a positive contribution to the character and appearance of the Conservation Area.

Relevant History

11/11/2011- Permission **granted** subject to a S106 for additions and alterations in association with the change of use from offices (Class B1) to residential use (Class C3) to provide four residential units (1 x 1-bed, 2 x 2-bed, 1 X 3-bed), including erection of three storey rear extension, roof extensions, creation of terrace and balconies at rear, new windows in rear elevation and alterations to existing windows. (Ref: 2011/2676/P)

22/03/2012- Permission **granted** subject to a deed of variation for Minor material amendment including the redesign all screens, balustrades, balcony doors, changes to the fenestration and incorporation of a new roof top terrace, to planning permission dated 11/11/11 (ref. 2011/2676/P) for additions and alterations in association with the change of use from offices (Class B1) to residential use (Class C3) to provide four residential units (1 x 1-bed, 2 x 2-bed, 1 X 3-bed), including erection of three storey rear extension, roof extensions, creation of terrace and balconies at rear, new windows in rear elevation and alterations to existing windows. (Ref: 2011/6006/P)

Relevant policies

National Planning Policy Framework (2012)

On 27th March 2012 the Government published the National Planning Policy Framework (NPPF). The policies contained in the NPPF are material considerations which should be taken into account (from 27th March 2012) in determining planning applications. The NPPF replaces a number of national planning policy documents (listed at Annex 3 of the NPPF).

The London Plan (2011)

Policy 7.6 (Architecture)

LDF Core Strategy and Development Policies (2010)

Core Strategy

CS5 (Managing the impact of growth and development)

CS14 (Promoting high quality places and conserving our heritage)

Development policies

DP18 (Parking standards and limiting the availability of car parking)

DP19 (Managing the impact of parking)

DP24 (Securing high quality design)

DP25 (Conserving Camden's heritage)

DP26 (Managing the impact of development on occupiers and neighbours)

Camden Planning Guidance (2011)

CPG 1 (Design) - Chapters 4 & 5

CPG 7 (Transport) - Chapter 9

Hatton Garden Conservation Area Assessment (1999)

Assessment

Proposal

This application has been submitted for the approval of details pursuant to conditions (4) and (6 a, b & c) attached to the planning permission granted on 22/03/2012 (Ref:2011/6006/P) for 'Minor material amendment including the redesign all screens, balustrades, balcony doors, changes to the fenestration and incorporation of a new roof top terrace, to planning permission dated 11/11/2011 (ref. 2011/2676/P) for additions and alterations in association with the change of use from offices (Class B1) to residential use (Class C3) to provide four residential units (1 x 1-bed, 2 x 2-bed, 1 X 3-bed), including erection of three storey rear extension, roof extensions, creation of terrace and balconies at rear, new windows in rear elevation and alterations to existing windows.'

Assessment

Condition 4: required details of the proposed cycle storage area for 4 x cycles to be approved prior to commencement of the development.

The cycle storage is proposed to be located in the basement area of the application site which has previously been accepted. The proposed vertical cycle racks (cycles are hung vertically from a hook through the front wheel) were initially considered to be inappropriate as they do not strictly comply with the guidance for cycle stands set out in CPG7. Sheffield cycle stands are normally considered to be a more ideal solution for secure cycle parking. However, given the constraints of the site and the limited amount of space at basement level the vertical cycle stands and their arrangement are considered to be acceptable in this instance.

Condition 6a: required plan, elevation and sections of all new doors and windows including jambs, head and door surrounds to be submitted for approval prior to the relevant part of the works begin.

Condition 6b: required plan, elevation and section drawings of all the new balustrades and railings to terraces to be submitted for approval prior to the relevant part of the works begin; and

Condition 6c: required that samples of all new facing materials including screens and railings to the terraces and sample panel and brick work to be used in the construction of the external surfaces of the approved extension is submitted for demonstration of the proposed colour, texture, face-bond and pointing.

In terms of Conditions 6a and 6b, the details which have been submitted would preserve special architectural interest of the building as well as the character and appearance of the conservation area and are therefore considered satisfactory to meet the requirements of the conditions.

In respect of Condition 6c the materials include:

- Timber windows and doors painted slate grey.
- Powder coated metal railings and privacy screens (RAL 7015).
- IbstockStaffordshire Blue Brindle constructed in English bond.
- Mortar will be grey and flush pointed.

The proposed materials, including brickwork and pointing, would be of a suitably high quality finish to relate to the listed building but would also be seen as a contemporary addition. It is considered that the details would preserve the historic character of the listed building as well as the character and appearance of the conservation area and are therefore considered satisfactory to meet the requirements of the conditions.

Recommendation

Grant permission to discharge Conditions 4 and 6a, b & c.

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