

Delegated Report		Analysis sheet		Expiry Date:		05/06/2012	
		N/A / attached		Consultation Expiry Date:		n/a	
Officer				Application Number(s)			
Jonathan Markwell				2012/1342/P			
Application Address				Drawing Numbers			
Gretton House 28-30 Kirby Street London EC1N 8TE				Please see decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
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 2011/5901/P on 23/02/2012).							
Recommendation(s):		Approve details					
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:		None.					
CAAC/Local groups* comments: <small>*Please Specify</small>		None.					
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.

Planning permission was granted in 2011 for the refurbishment; extension and change of use of part of the site for five residential units (see relevant history below). This permission is in the process of being implemented.

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, recladding 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, recladding 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 following deed of variation S106 Legal Agreement 23/02/2012.

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 22/05/2012.

Relevant policies

LDF Core Strategy and Development Policies

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)
CS16 (Improving Camden's health and well-being)
DP22 (Promoting sustainable design and construction)
DP23 (Water)
DP24 (Securing high quality design)
DP25 (Conserving Camden's heritage)
DP32 (Air quality and Camden's Clear Zone)

Camden Planning Guidance 2011
Hatton Garden Conservation Area Statement
NPPF 2012

Assessment

Introduction

Planning permission was granted on 28/10/2011 for 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. On 23/02/2012 variation of condition 11 was granted for minor material amendments to the original permission for 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 (see relevant history above).

Both permissions were subject to a number of conditions, including the following:

Condition 4 states:

Samples of all external facing materials shall be submitted to and be approved in writing before the relevant part of the works commence.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

Condition 5 states:

Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the Council before the relevant part of the work is begun:

a) framing and glazing bars for all new glazing;

b) section through window reveals to the front (Kirby Street) elevation at scale 1:5.

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

Condition 6 states:

Prior to the first occupation of the building a plan showing details of the brown roofs including species, planting density, substrate and a section at scale 1:20 showing that adequate depth is available in terms of the construction and long term viability of the brown roofs, and a programme for an initial scheme of maintenance shall be submitted to and approved in writing by the local planning authority. The brown roofs shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme of maintenance.

Reason: To ensure that the brown roofs are suitably designed and maintained in accordance with the requirements of policies 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) and CS16 (Improving Camden's health and well-being) of the London Borough of Camden Local Development Framework Core Strategy and policies DP22 (Promoting sustainable design and construction), DP23 (Water), DP24 (Securing high quality design) and DP32 (Air quality and Camden's Clear Zone) of the London Borough of Camden Local Development Framework Development Policies.

The applicant has submitted details with view to approving the requirements of these conditions.

Assessment

In relation to condition 4, the samples of materials detailed in the submission have been inspected on site by the conservation and urban design officer and found to be mostly appropriate. The submitted details accord with the approved plans and will ensure that the appearance of the building will be of a suitable quality, appropriate to the character and appearance of the conservation area.

The only concern at the initial stage was the proposed mortar colour which was inspected under a different application for condition 3 (for sample panel of the brickwork – ref: 2012/1552/P – see relevant history above). This matter was resolved during the course of the separate application, with the subsequently inspected sample panel showing dark grey bricks with a light mortar colour being considered to provide contrast between the two elements which would introduce visual interest to the façade. As such this element of the proposals is considered to be appropriate, although image b) on the condition submission will not be approved in line with the comments above (an informative will clarify this).

Moving on to condition 5, drawings of the windows have been submitted for the rear parts of the building. These are considered appropriate given the limited impact they will have on the conservation area. The glazing detailing to the front elevation will ensure that the joints on the curtain walling will be as minimal as possible, which will ensure a high quality finish. The framing to the sliding doors and doors onto the terrace are considered appropriate.

The section through the window reveal to the front elevation shows that the curtain wall glazing will be recessed back from the face of the brickwork with an aluminium extrusion around the perimeter. This will give the main façade depth and interest and is considered appropriate. Thus details in respect of this condition have been satisfied.

Turning to condition 6, the general detail in the originally submitted information was considered to be appropriate in terms of the type of biodiverse roof, substrate depth and maintenance details. However concerns were originally raised in respect of the species for the wildflower mix. These were provided during the course of the application, together with a roof plan to demonstrate the area of the biodiverse roof, and are also considered to be appropriate. Therefore this condition has been satisfied.

An informative will be added to the decision notice specifying that all conditions which required details to be submitted have now been satisfied.

Recommendation: Approve details of conditions 4, 5 and 6.

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