

Delegated Report		Analysis sheet		Expiry Date:	21/05/2012
		N/A / attached		Consultation Expiry Date:	03/05/2012
Officer			Application Number(s)		
Gideon Whittingham			2012/1237/P 2011/5632/L		
Application Address			Drawing Numbers		
82 LEATHER LANE LONDON EC1N 7TR			Refer to draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Retention of external staircase to rear first floor level and associated internal alterations of Public House (Class A4).					
Recommendation(s):		1) Grant Planning Permission 2) Grant Listed Building Consent			
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	01	No. of objections	01
			No. electronic	00		
Summary of consultation responses:	<p>A site notice was displayed from 04/04/2012 (expiring on 25/04/2012) and a public notice was displayed in the local press (Ham & High) from 12/04/2012 (expiring on 03/05/2012).</p> <p>-One objection was received from a neighbouring property (No.74 Leather Lane)</p> <p><i>"It is not possible to envisage the proposed works from the wording alone in your planning notification letter.</i></p> <p><i>Therefore, it would be helpful to see plans or drawings of the proposed works and it is only then that I can decide if it will be affected by the works.</i></p> <p><i>Until such time I will have to object to the application"</i></p> <p>-The objector was advised that the all plans were available on the Council's Website. This is considered to have overcome the objection.</p>					
CAAC/Local groups comments:	No representations have been received from the Hatton Garden CAAC					

Site Description

This application relates to a three storey building located on the junction of Leather Lane and Hatton Hall. The building is in use as a Public House, known as 'The Clock House'.

The application property is grade II listed, located within the Hatton Garden Conservation Area.

Relevant History

Ref: **2007/0620/P** & **2006/0623/L** – PP & LB Refused – for the replacement of a window with double doors and installation of retractable canopy to the Leather Lane elevation of the public house (Class A4).

Ref: **2007/3279/P** & **20073280/L** - PP & LB Refused – for the installation of retractable canopy to the Leather Lane elevation of the public house and reinstatement of existing blocked doors to the Leather Lane elevation of the public house (Class A4).

Relevant policies

LDF Core Strategy and Development Policies

Core Strategy:

CS5 (Managing the impact of growth and development)

CS13 (Employment sites and premises)

CS14 (Promoting high quality places and conserving our heritage)

Development Policies:

DP13 (Employment premises and sites)

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 Approval and Management Statement 1999;

NPPF 2012

Assessment

1. Proposal:

1.1 The application proposes:

- the retention of an external metal staircase within an internal lightwell located at first floor level, shared by Nos.72-80 Leather Lane and 31 Hatton Hall.

- the retention of internal alterations at ground and first floor level.

1.2 Upon site inspection, further works were installed without consent, in particular a rear 'annexe' and doorway located at first floor level shown on the submitted drawings. These alterations have not been sought nor approved as part of this application and an informative shall be attached to advise that additional planning permission and listed building consent is required.

1.3 The main issues for consideration are:

- The impact of the proposal upon the special architectural and historic interest of this listed building;
- The impact of the proposal upon the character or appearance of the building and the surrounding conservation area
- The impact that the proposal may have upon the amenity of the occupiers of the neighbouring properties

2. Impact upon the special architectural and historic interest of this listed building:

2.1 In terms of its setting, to the East of the application property lays an enclosed lightwell, forming the rear of No.31 Hatton Hall and Nos.72-80 Leather Lane. At basement, ground and first floor levels, the majority of windows facing onto the enclosed lightwell are obscurely glazed attributed to the use of the lightwell as a fire escape route and the commercial use of the host buildings. Within this context, viewpoints of the proposed staircase would be via obscurely glazed windows to non-habitable rooms.

2.2 In terms of arrangement, the proposed metal framed staircase leads North away from No.82 Leather Lane to connect with a staircase leading South (rearwards) from No.31 Hatton Hall along the rear of Nos.72-80 Leather Lane. The proposed staircase crosses an obscurely glazed window of No.31 Hatton Hall located at raised ground floor level.

2.3 With particular regard to the proposed internal alterations, the works involve the relocation and modification of spaces previously altered such as the kitchen and toilet/washing facilities.

2.4 In consideration of DP24 and DP26, there is a general presumption that external alterations such as staircases can be unsightly by virtue of their exposed location or prominent position. In consideration of DP25, the Council has a general presumption in favour of the preservation of listed buildings. The Council will control external and internal works that affect their special architectural or historic interest. The setting of a listed building is also of great importance and should not be harmed by unsympathetic neighbouring development.

2.5 It is considered the proposed internal works, by virtue of their nature and limited extent within spaces to have previously been altered, are considered to preserve the special interest of the building.

2.6 With regard to the external alteration, by virtue of its position at first floor level within an enclosed lightwell, it is considered the proposed staircase would be adequately incorporated in a sympathetic and discreet manner which would preserve the special architectural and historic interest of this listed building and the surrounding conservation area.

3. Neighbour amenity

3.1 Given that the proposal site would only be overlooked by obscurely glazed windows from commercial rather than residential properties, it is considered the proposal would not result in an increase in overlooking, associated noise and disturbance to the adverse harm of the neighbouring commercial properties, to substantiate a refusal on this ground alone.

3.2 With regard to access to sunlight and/or daylight, the windows of No.31 Hatton Lane and Nos.72-80 Leather Lane, by virtue of their location within an enclosed lightwell already experience a loss of light. It is considered, the proposal would be of no greater detriment to the surrounding properties access to sunlight and/or daylight than the existing arrangement.

3.3 Within this context, it is considered that no undue harm would be caused with regard to the amenity of the neighbouring properties in terms of access to sunlight, daylight, visual bulk or sense of enclosure.

Recommendation: Grant planning permission and listed building consent

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