

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		18/01/2012	
		N/A / attached		<b>Consultation Expiry Date:</b>		29/12/2011	
<b>Officer</b>				<b>Application Number(s)</b>			
Jonathan Markwell				2011/5901/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
Gretton House 28-30 Kirby Street London EC1N 8TE				Please see decision notice			
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>				
<b>Proposal(s)</b>							
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.							
<b>Recommendation(s):</b>		<b>Grant variation of condition 11 subject to deed of variation S106 Legal Agreement</b>					
<b>Application Type:</b>		<b>Variation or Removal of Condition(s)</b>					
<b>Conditions or Reasons for Refusal:</b>		<b>Refer to Draft Decision Notice</b>					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>	No. notified	<b>30</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>	
			No. electronic	<b>00</b>			
<b>Summary of consultation responses:</b>		A site notice was erected on 02/12/2011, expiring on 23/12/2011. A press notice was published on 08/12/2011, expiring on 29/12/2011. No responses have been received.					
<b>CAAC/Local groups* comments:</b> <small>*Please Specify</small>		None.					
<b>Site Description</b>							
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 yet to be 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.

### **Relevant policies (specific to this variation of condition application and not the original permission)**

#### **LDF Core Strategy and Development Policies**

CS5	Managing the impact of growth and development
CS6	Providing quality homes
CS14	Promoting high quality places and conserving our heritage
CS19	Delivering and monitoring the Core Strategy
DP5	Homes of different sizes
DP13	Employment sites and premises
DP24	Securing high quality design
DP25	Conserving Camden’s heritage
DP26	Managing the impact of development on occupiers and neighbours
DP28	Noise and vibration
DP30	Shopfronts

#### **Camden Planning Guidance 2011**

#### **Hatton Garden Conservation Area Statement**



## Assessment

### Introduction

Planning permission was granted in October 2011 (following the completion of the S106 Legal Agreement) for the refurbishment; extension and change of use of part of the building for five residential units (see relevant history above). The applicant is now seeking to make a number of amendments to the approved scheme, summarised as follows:

- at ground floor level the slight reduction in size of the lightwell close to the northern elevation (adjacent to the access point to cycle storage);
- at ground floor level the introduction of floor to ceiling glazing (with semi translucent privacy film) close to the northern elevation either side of the reduced lightwell;
- internal alterations at fifth floor level which result in Flat 3 (on the rear north side of the building) becoming a one-bed unit rather than the approved two-bed unit and associated alterations to the position of windows on the north and south elevations at this level to take account of the amended internal layout;
- on the front elevation at fifth floor level the balcony approved will now comprise of a glass balustrade (rather than railings);
- at sixth floor level the internal layout of Flat 5 (Penthouse) has been altered and the position of windows have also been altered to take account of the amended internal layout, such as new door to north side terrace and new door to provide emergency exit (access onto brown roof at this point).
- Alteration to increase the size of the brown roof on the rear south elevation, in-turn reducing the size of the terrace away from the south elevation;
- Provision of roof access hatch to staircase roof;
- External fire escape to the rear (west) elevation added;
- Details of entrances to the rear plant room added;
- Landscaping details to rear terrace added;
- Additional plant shown at roof level (set back from the front of the roof);
- Ground floor shopfront slightly amended to show one opaque glazed panel for the residential entrance and intercom details shown;
- Balustrade added to north elevation at rear fourth floor level;
- Fenestration altered at first floor level on north and south elevations;
- Change to material of a narrow vertical section of the north elevation to render.

The applicant has outlined that this has come about owing to design development and discussions regarding the future attractiveness of the residential and commercial spaces.

The applicant has submitted these changes as minor material amendments and is therefore seeking for condition 11 of planning permission 2011/1411/P to be varied to reflect the updated drawings now proposed.

## Assessment

### Design

From a design/conservation perspective the majority of alterations can be considered to be minor in nature and not highly material to the overall scheme approved in October 2011. Those which are worthy of consideration are the additional plant at roof level, the rear north elevation balustrade at fourth floor level, the altered emergency escape stairs at rear sixth floor level and the amended shopfront.

In relation to the additional plant, this will be set back significantly from the Kirby Street frontage so as to reduce its visibility (if at all) from Kirby Street and St Cross Street. As such the plant has been carefully positioned in order to reduce the harm to the character and appearance of the streetscene and wider conservation area. Based on the information provided it is considered that this has been



sufficiently demonstrated. The proposed rear railings at fourth floor level are utilitarian in design but align with the existing / approved railings at the application site and thus no design/conservation concerns are raised. This is similarly considered the view in respect of the amended emergency escape steps at rear sixth floor level. In respect of the amendment to the ground floor shopfront alteration, the provision of one opaque glazed panel for the residential entrance and intercom details are considered to be satisfactory from a design perspective, aligning with the character of the host building and others recently altered along Kirby Street.

### **Amenity**

In terms of amenity it is acknowledged that a number of fenestration alterations are proposed and new external stairs are also proposed at some points. However such changes are in areas where windows presently / have permission to be placed and thus the amended fenestration patterns are not considered to exacerbate the existing/possible future position. In-fact the reduction in size of the terrace on the rear south elevation at sixth floor level would actually reduce the potential for overlooking at this point. In overall terms no adverse amenity impacts on neighbouring occupiers are anticipated as a result of the proposed amendments to the already approved scheme.

It is noted that additional plant is now shown at roof level. Owing to the context of planning permission having already been granted and is subject to a number of conditions, including the Council's standard noise condition, it is not considered necessary for an additional noise assessment to be submitted. Should the plant not adhere to the Council's standards in the future the Council will have a sufficient mechanism to take the necessary enforcement action in the future.

### **Quality of accommodation**

Various internal alterations at fifth floor level have resulted in one of the previously approved two-bed units becoming a one-bed unit, altering the overall mix of the 5 units created to 2x1-bed and 3x2-bed units (rather than 1x1 and 4x2 bed). Such an amendment is relatively minor in nature and does not negatively impact on the dwelling size priority table in DP5, with 60% of the units remaining 2-bed units. Each of the proposed flats are regular in size and shape and provide sufficient outlook, natural ventilation and internal storage space. The bedroom and overall flat sizes accord with the necessary standards. Thus no issues are raised in this respect.

### **Deed of variation S106 Legal Agreement**

Owing to a number of the proposed plans being updated to reflect the now sought changes to the approved scheme, a deed of variation to the S106 Legal Agreement is required to reflect the updated plans. The applicant has indicated a willingness to enter into this agreement.

### **Recommendation**

Grant variation of condition 11 subject to deed of variation S106 Legal Agreement

### **Disclaimer**

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