

Delegated Report		Analysis sheet	Expiry Date:	16/02/2012
		N/A / attached	Consultation Expiry Date:	09/02/2012
Officer			Application Number(s)	
Andrew Forrest			2012/0136/P	
Application Address			Drawing Numbers	
21 Baldwins Gardens London EC1N 7UY			Site Location Plan; Drawing No(s) (Prefix 0070-P A-)005; 010; 015; 020; 025Rev A; 030 Rev A; 035 Rev A; 040 Rev A; 045 Rev A	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Roof extension to existing 4 storey building and infill extensions from 1st to 4th floor rear elevation to provide 1x 2bed self-contained flat at 4th floor level; conversion of the 3rd floor workshop to provide 1x 2bed self contained flat and alterations to fenestration, window replacement, new ballustrade to first floor terrace and cycle storage, associated with existing office and residential use (Class B1A and C3).				
Recommendation(s):		Granted Subject to a Section 106 Legal Agreement		
Application Type:		Full Planning Permission		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	15	No. of responses	02	No. of objections	01
Summary of consultation responses:	<p>A site notice was displayed between 12/01/2012 – 02/02/2012 and a public notice published in the local newspaper between 19/01/2012 – 09/02/2012. 1 letter of objection was received from the flat 3 39/41 Leather Lane. It was stated that</p> <ul style="list-style-type: none"> • my primary concern is that the inbuild/extension may negatively impact/reduce the light to the stairwell of the flat that I own in 39/41 Leather Lane, although it is unclear from the paperwork precisely whether this is the case. <p>In the event that this is the case then I wish to object to the development on this basis and would appreciate your taking this into consideration, as appropriate</p> <p>Subsequently the objector discussed the matter with the case officer Andrew Forrest and it was the case officers view that the the inbuild/extension would not negatively impact/reduce the light to the stairwell of the flat owned by the objector in 39/41 Leather Lane. As such the objector withdrew their objection stating the following</p> <ul style="list-style-type: none"> • We have just now telephonically discussed this development in relation to the objection I raised below. From this I understand that the extension at the back will not negatively impact on the light to the stairwell in 39/41 Leather Lane and on this basis I'm happy to withdraw my objection to the proposed development. 					
CAAC/Local groups* comments: <small>*Please Specify</small>	Conservation Area Advisory Committee No comments received					

Site Description

The application site relates to the upper floors of a terraced building that is 4 storey's in height and fronts Leather Lane. The upper floors are accessed via an enclosed stairwell from Baldwins Gardens that leads onto a terrace at the back of the terrace fronting Leather Lane. The ground floor is used as a café and the upper floors provide B1 floorspace space over 3 floors.

The site is located in the Hatton Garden Conservation Area, the Central London Area, the Blackheath Point to St Paul's Cathedral and the designated area of Hatton Garden. Leather lane is a mixture of commercial A1/A2/A3/A4/A5 units at ground floor with B1 and C3 floorspace above and some residential units. There is a housing estate to the rear of the site.

Relevant History

2011/4844/P - Roof extension to existing 4 storey building and in filled extensions from 1st to 4th floor rear elevation; conversion of the 3rd floor workshop to provide 1x 2bed self contained flat and 2x 2bed self-contained studio flats on the 4th floor and 5th floor; alterations to fenestration including window replacement and installation of balustrade to form a roof terrace to the rear elevation at the 1st to 4th floors level, associated with existing office and residential use (Class B1A and C3). Withdrawn

TP25809/28191 - Rebuilding of the premises known as No. 21, Baldwin's Gardens, Holborn, subject to:- (1) the external enclosures, where of brickwork, being carried out in facing bricks as distinct from bricks generally used for internal work; (2) the sanitary, ventilation, drainage and disposal of refuse arrangements being to the satisfaction of the Holborn Metropolitan Borough Council; (3) Compliance with the provisions of the London Building Acts, 1950 and 1955, where they are not inconsistent with this consent, and with the by-laws in force there under; and (4) the work being commenced within six months and completed within eighteen months from the first day of April, 1934, failing which the consent shall become null and void. Granted Permission 1939

Relevant policies

LDF Core Strategy and Development Policies

- CS1 – Distribution of Growth
- CS3 – Other highly accessible areas
- CS5 – Managing the impact of growth and development
- CS6 – Providing quality homes
- CS7 – Promoting Camden's centres and shops
- CS8 – Promoting a successful and inclusive Camden economy
- CS9 – Achieving a successful Central London
- CS11 – Promoting sustainable and efficient travel
- CS14 – Promoting high quality places and conserving our heritage
- CS19 – Delivering and monitoring the Core Strategy

- DP1 – Mixed use development
- DP2 – Making full use of Camden's capacity for housing
- DP5 – Homes of different sizes
- DP13 – Employment sites and premises
- DP16 – The transport implications of development
- DP17 – Walking, cycling and public transport
- DP18 – Parking standards and limiting the availability of car parking
- DP19 – Managing the impact of parking
- 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
- DP28 – Noise and vibration

Assessment

1.0 Planning permission is sought for the a roof extension to existing 4 storey building and infill extensions from 1st to 4th floor to the rear elevation to provide 1x 2bed self-contained flat at 4th floor level; conversion of the 3rd floor workshop to provide 1x 2bed self contained flat and alterations to fenestration, window replacement, new ballustrade to first floor terrace and cycle storage, associated with existing office and residential use (Class B1A and C3).

Land Use

1.1 The proposed development would involve the reconfiguration of existing B1 floorspace through the reconstruction and extension of the existing buildings upper floors. The proposal would reduce the number of floors of B1 Use from 3 to 2. Currently the existing level of B1 Use floorspace provided is 100sqm. The proposed development would provide 96sqm of B1 Use floorspace equating to only a 4sqm (less than 5%) reduction in floorspace.

1.2 The applicant has provided details of current and previous occupancy rates of the three existing floors of B1 Use and the evidence provided shows that only two of the three floors have been successfully let and currently occupied with the second floor having been vacant since 2006 a period in excess of 5 years. The marketing of the 2nd floor has proved unsuccessful.

1.3 The proposed development of B1 use floorspace would have an open plan modern layout and provide two flexible floorplates that can be utilised either by the existing leaseholders of floors 1 and 3 of the existing building or by future prospective users and in particular by the jewellery industry.

1.4 The site is in the specialist area of Hatton Garden where small workshop space is desirable in B1 use developments so as to retain the vitality and vibrancy of the jewellery industry in the area.

1.5 It is considered that the proposal would not result in a net loss of B1 Use floorspace (4% reduction) that would be harmful to the continued use of the building for employment use. It would in fact modernise the building and make the building a more attractive usable space for employment use. Furthermore the evidence provided by the applicant in support of the application would suggest that there is demand only for two floors of employment use at the site therefore the loss of one floor could be sustained without harming current market demand.

1.6 In addition to retaining the employment space the proposed development would provide two self contained residential units. The units would be 2 bed and have a floorspace below the Council's CPG2 minimum guidance of 48sqm with a floorspace of 41sqm and 47 sqm respectively.

1.7 However the guidance is a benchmark and is not inflexible. It is acknowledge that the Council will be flexible in the application of these guidelines on a site by site basis.

1.8 It is consider that the flats proposed are well laid out. They would have dual aspect and the aspect would be of the street (Leather Lane) at the front from the bedrooms and of the terrace/yard and playground and leopards court beyond to the rear from the kitchen/dining room.

1.9 The units would also have a shower/wc room and a lobby that has internal storage area.

1.10 It is considered on balance that the size of the units would be acceptable due to there good quality layout.

Design

2.0 The proposed reconstruction and extensions to the host property would be of a mass and bulk proportionate to both the host property and the surrounding area. The front (Leather Lane) elevation would remain relatively unchanged but for the addition of a 5th storey that would sit flush with the existing building line of the host property and those either side of the application site. It would not site above the height of the terrace to the north and would be only 300mm higher than the adjoining

section of the terrace to the south.

2.1 The additional storey at the front would retain the architectural rhythm of the host property maintaining the existing façade building line and symmetry of fenestration and use of materials to match the appearance of the existing façade.

2.2 To the rear of the property a 4 storey in fill extension would be proposed. This would at the first protrude beyond the building line of the building to the south by 1.4m but sit flush with this building line on the floors above. On the north side of the extension the building line would extend beyond the rear building line of the adjoining property by 1m for the entirety of the vertical elevation proposed at the rear. This would accommodate the proposed stairwell.

2.2 The rear of the terrace within which the proposed extension would sit is characterised by varying building lines and the proposal would not be out of keeping with this character. Furthermore the proposal would improve the appearance of the rear of the property which has very public views from the playground to the rear and the residential estate of Leopards Court beyond to the west.

2.3 The scale of the extension would be modest and would be absorbed largely within the recess of built form which currently enclose the rear elevation of the host property due to the projections of built form either side of the void in which the extension would occupy.

2.4 The extension would be built in materials to match the existing appearance of the façade to the rear and maintain the architectural symmetry of the building with uniform building lines and fenestration.

2.5 A new balustrade would be erected around the entrance terrace to the rear. This would give both security to the terrace and would also provide a demarcated area to safely store bicycles and refuse bins. In addition it would provide an outlook over the playground to the rear which would give natural surveillance to the playground improving its safety.

2.6 It is considered that the design would be appropriate scale mass and appearance in keeping with its surroundings and would be an enhancement to the character and appearance of the area and would not be visual intrusive.

Amenity

3.0 The proposed development would not by virtue of size siting and design result in any overlooking, loss of outlook or daylight/sunlight provision to any of the neighbouring occupiers.

3.1 It is considered that the residential use would be compatible with the commercial uses on site and those surrounding. There are other residential uses within the area and it is not considered that the occupiers of the new residential units will suffer any adverse noise disturbance as a result of the surrounding commercial uses.

Parking

4.0 The applicant has agreed to enter into a section 106 agreement to secure a car free development.

Recommendation

5.0 Grant Planning permission subject to section 106 agreement being completed.

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