

Delegated Report		Analysis sheet	Expiry Date:	16/06/2011
(Members Briefing)		N/A / attached	Consultation Expiry Date:	26/05/2011
Officer			Application Number(s)	
Fergus Freaney			2011/0544/P	
Application Address			Drawing Numbers	
87 Hatton Garden London EC1N 8QQ			See draft decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Erection of infill extension to rear of retail unit (A1 Use Class)				
Recommendation(s):		Approve		
Application Type:		Full Planning Permission		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	07	No. of responses	02	No. of objections	01
Summary of consultation responses:	<p>A press notice was published on 05/05/2011 and a site notice displayed from 28/04/2011.</p> <p>1 letter of objection and 1 comment received from neighbours above the proposed infill extension, summarised below:</p> <ul style="list-style-type: none"> • The roof of the proposal would have a detrimental impact on noise levels in residential properties above. <i>Please see paragraph 4 for officer's response.</i> • There are currently existing air-conditioning units; no thought has been given to their relocation. <i>Please see paragraph 4 for officer's response.</i> • No thought has been given to how the roof of the structure would be kept clean and tidy. <i>Please see paragraph 6 for officer's response.</i> • The proposed structure could affect security. <i>Please see paragraph 6 for officer's response.</i> 					
CAAC/Local groups* comments: <small>*Please Specify</small>	There are no statutory local groups					

Site Description

The site is located on the western side of Hatton Garden at the rear of a retail unit, the site faces onto a car park and service yard accessed from Greville Street.

The site is not a listed building, but is within the Hatton Garden Conservation Area.

Relevant History

There is no relevant planning history

Relevant policies

LDF Core Strategy and Development Policies

CS5 – Managing the impact of growth and development

CS14 – Promoting high quality places and conserving our heritage

DP24 – Securing high quality design

DP25 – Conserving Camden's heritage

DP26 – Managing the impact of development on occupiers and neighbours

Camden Planning Guidance 2011

Hatton Garden Conservation Area Statement

Assessment

Proposal:

1. Permission is sought for the erection of a single storey infill extension at ground floor level to the rear of the building. The extension would be contained within an existing lightwell which spans the entire height of the building the ground floor of which faces onto a rear service yard/car park.
2. A number of residential properties have windows which open into the full height lightwell.

Assessment:

3. The proposal to erect a single storey side extension in this location is considered to be acceptable. It would, in effect, involve roofing over the ground floor of the existing light well to create a covered space. At present the ground floor level at the rear is unattractive and contains a number of dead spaces. Infilling this space would not have a detrimental impact on the appearance of the host building or wider conservation area, given that it is modest in nature and in a location which is out of sight from the main public highway.
4. Comments have been received with regard to loss of amenity to the flats above, specifically an increase in noise as a result of the extension. At present there are two air-conditioning units in place within the lightwell at ground floor level – the proposal would be erected beneath these units, not affecting their positioning.
5. It is considered that the extension will not significantly change the impact that these air conditioning units have on the properties above by reflecting sound upwards. Any change in the nature of the sound would be negligible – given that the space above the extension would still be open to the car park/service yard and that the felt roofing material would absorb sound.
6. Access to the roof of the extension, to allow for cleaning and general maintenance, would be possible from the rear service yard but would not be so easy as to reduce security to properties above – the erection of single storey extensions is generally not considered to increase the risk of crime or burglaries.
7. The proposal is considered to broadly comply with policies DP24, DP25 and DP26 and Camden Planning Guidance 2011.

Recommendation: Grant Planning Permission.

DISCLAIMER

Decision route to be decided by nominated members on Monday 13th June 2011.

For further information see

<http://www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/planning-applications/development-control-members-briefing/>