

Delegated Report		Analysis sheet		Expiry Date:		26/08/2010	
		N/A / attached		Consultation Expiry Date:		05/08/2010	
Officer				Application Number(s)			
Jonathan Markwell				2010/3241/P			
Application Address				Drawing Numbers			
55 Hatton Garden London EC1N 8HP				Please see decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Erection of a fifth floor rear infill extension and associated alterations to fourth and fifth floor maisonette (Class C3).							
Recommendation(s):		Grant Planning Permission					
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	02	No. of objections	01
				No. electronic	02		
Summary of consultation responses:		<p>A site notice was also erected from 14/07/2010. One support was received from an occupier of 55H Hatton Garden, stating that there would be “no adverse impact” and that “the development would improve the look of the rear of the building by making it more homogeneous”.</p> <p>An objection was received from an occupier at 51-53 Hatton Garden, which comprises a conference and training centre. They object to the likely (based on previous experiences) noise and disturbance from the proposed works, “which will disrupt our business or prevent clients from using our facilities”.</p> <p>Officer response: Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. Noise nuisance from building works are therefore covered under separate legislation and are thus not relevant to the determination of this planning application. An informative is recommended to be added to this permission denoting the permitted hours and procedures regarding works taking place outside of these hours. In this context, it is not considered that this objection is one which merits the application being taken to be considered at the Members Briefing Panel.</p>					
CAAC/Local groups* comments: *Please Specify		None.					

Site Description

The application site is a six storey and basement building located on the eastern side of Hatton Garden, close to the junction with Hatton Wall (to the north). The building comprises a Jewellery and Bureau Exchange shop unit at ground floor level, with 9 residential flats, known as The Quartz, located on the upper floors. The building is a stone coloured building up to third floor level, with a mansard design at fourth floor level on the front elevation and further residential accommodation at fifth floor level. This application concerns only the fourth and fifth floor maisonette (Flat J). The surrounding area is a mix of retail, commercial and residential properties, located within Hatton Garden; London's pre-eminent jewellery sector.

The site is located within Hatton Garden Conservation Area. Although the building is not listed, it is identified as a building that makes a positive contribution to the special character and appearance of the conservation area in the Hatton Garden Conservation Area Statement.

Relevant History

P9601767R1 - Change of use to 9 residential units, alterations to the ground floor shop and change of use of the basement to include a residents gymnasium and sports facility. Granted 07/02/1997.

PS9704501 - Amendment to planning permission (Reg No.P9601767R1) dated 7th February 1997 for provision of nine residential units and change of use of basement, alterations to shop):- 2 bedroom flat on 3rd floor (replacing two studios) one studio flat to ground floor (replacing gymnasium) additional room to studio apartment, alterations to existing shop. Granted 31/07/1997.

2008/4241/P - Removal of existing roof extension at fifth floor level and erection of two storey extension at 5th and 6th floors with a terrace on the fifth floor to the front and terraces to front and rear at sixth floor, to provide additional accommodation for the existing flat. Refused 22/10/2008.

2009/1423/P - Erection of fifth floor roof extension including roof terrace on front (west) elevation, following demolition of existing fifth floor roof extension, to provide additional residential accommodation to existing Flat J (Class C3). Refused 15/06/2009. Appeal APP/X5210/A/09/2111006 dismissed 25/01/2010.

Relevant policies

London Borough of Camden Replacement Unitary Development Plan 2006

SD6 – Amenity for occupiers and neighbours

B1 – General design principles

B3 – Alterations and extensions

B7 – Conservation areas

Camden Planning Guidance 2006

Hatton Garden Conservation Area Statement

LDF Core Strategy and Development Policies

As the draft LDF Core Strategy and Development Policies documents have now been published, they are material planning considerations. However, as a matter of law, limited weight should be attached to them at this stage.

Draft LDF Core Strategy

CS1 – Distribution of growth

CS5 – Managing the impact of growth and development

CS14 – Promoting high quality places and conserving our heritage

Draft Development Policies

DP24 – Securing high quality design

DP25 – Conserving Camden's heritage

DP26 – Managing the impact of development on occupiers and neighbours

DP29 – Improving access

Assessment

Introduction

Planning permission is sought for a rear extension at fifth floor level in order to provide additional residential accommodation for the existing fourth and fifth floor maisonette (Flat J). At present this flat roofed external area (6.8m in width and part 1.15m, part 2.8m in depth) is not presently used by the occupier. There are however existing railings at this point, with this area being able to be utilised as an alternative means of emergency escape (through existing windows) from the fifth floor of the building. Permission is sought to infill this area to provide additional living space within the maisonette, creating a sheer storey aligning with those floors below. The brickwork on the floors below would be continued up, with the window design also similar to that existing on the floors below. It appears from the information provided that internal alterations will also take place as a result of these works. These do not require planning permission as the building is not listed.

Design

From the Hatton Garden streetscene the building would appear largely unchanged as the existing fifth floor structure would mostly obscure any views of the proposed rear extension. To the rear the fifth floor would be extended to the rear wall of the building and would extend over the rear wing. The materials and detailing would match the floors below, although it is noted that the window cill level would be slightly higher. Given the scale of the adjoining buildings to the south, the proposed extension is considered acceptable in terms of height and bulk. The design approach is considered appropriate as it will match the rest of the façade. It is not considered that the smaller size of the windows will be discernable, especially as the rear is not visible from the public realm.

The Inspector, in dismissing a previous application (see relevant history above) did not object to the principle of a fifth floor extension but noted (in paragraph 5) in relation to the rear elevation that:

"In addition, the proposed 5th floor would extend to the edge of the building but would fail to have any regard to the appearance of the lower floors of the building in terms of materials or window emphasis, pattern and alignment. I acknowledge that the rear elevation cannot be viewed from Hatton Place or public land but that is no justification for development that would be out of keeping with, and harmful to the appearance of the host building. By extending the 5th floor up to the edge of the building, the whole rear façade would be read as a single unit. The use of western red cedar on part of the upper floor rear elevation may have taken reference from a nearby building but this does not justify its use; the other upper floor is not viewed with the rear elevation of the appeal building. The position and form of the proposed fenestration do not take reference from, or reflect those in the lower floors and would appear disjointed and harmful to the rear elevation."

It is considered that the proposal would now address these concerns and the proposed extension would preserve the character and appearance of this part of the Hatton Garden Conservation Area. However, it is considered necessary to add conditions specifying that the brickwork matches that of the existing rear elevation in terms of brick size, bond, colour, texture and pointing, with the windows similarly matching those below in term of materials, colour and method of opening. Such conditions are considered to be necessary in order to preserve the character and appearance of the host building and wider conservation area.

Amenity

There are not considered to be any additional adverse impacts for neighbouring occupiers or those of the host building. This is in terms of outlook, overlooking/privacy and sunlight and daylight issues. More specifically, the infilling on the rear elevation does not overlook any neighbouring properties or impinge any neighbouring outlook; hence no concerns are envisaged.

Recommendation: Grant Planning Permission

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