

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:		02/07/2010	
		N/A / attached		Consultation Expiry Date:		02/06/2010	
Officer				Application Number(s)			
Jonathan Markwell				2010/1659/P			
Application Address				Drawing Numbers			
69 Hatton Garden London EC1N 8JT				Please see decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Erection of roof extension to create one self-contained residential unit (Class C3) at newly created fourth floor level.							
Recommendation(s):		Grant Planning Permission 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	33	No. of responses	02	No. of objections	02
			No. Electronic	01		

Summary of consultation responses:	<p>A site notice was erected on 12/05/2010, expiring on 02/06/2010. Two responses have been received.</p> <p>An occupier of 26-29 St Cross Street objects to the “noise and general nuisance caused by the building work will be a disruption to our working environment”</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.</p> <p>An occupier at the first floor of 70 Hatton Garden has “no specific objection with regards to the proposal for (an) extension and dwelling”. However concerns have been raised regarding the potential easy access from the resulting development at 69 Hatton Garden to 70 Hatton Garden and that this may pose a security risk for 70 Hatton Garden.</p> <p>Officer response: Please see paragraph 5.2 of the assessment below.</p>
---	--

CAAC/Local groups* comments: *Please Specify	None.
--	-------

Site Description

The application site comprises a four-storey building located on the west side of Hatton Garden, close to the junction with St Cross Street (to the south of the application site). At ground floor level is an existing betting shop, while the first, second and third floors are presently being converted into three self-contained flats (see relevant history section below for details) from a previous office use. A separate entrance at ground floor level leads to the upper floors (first, second and third) of the building.

The surrounding area is a mix of predominantly retail and commercial buildings, located within Hatton Garden; London’s pre-eminent jewellery sector. There are also a small number of residential properties located at upper floor level along Hatton Garden and St Cross Street. No. 70 Hatton Garden, the neighbouring building to the south of the application site, is located on the junction of Hatton Garden and St Cross Street. It is similar in height to the host building, with a retail jeweller shop at ground floor level and offices on the upper floors. No’s 67-68 Hatton Garden (known as New House) is four storeys higher than the host building and comprises manufacturers of wholesale and retail jewellery and silver manufacturers and retailers at ground floor level, with offices above.

The building is located within Hatton Garden Conservation Area. Although not listed, the building is identified within the conservation area statement as making a positive contribution to the character and appearance of the conservation area.

Relevant History

2009/1000/P – Change of use and works of conversion from office (Class B1) to three self-contained flats (Class C3) at first, second and third floor level. Granted following the completion of a S106 Legal Agreement on 01/10/2009. During the site visit for this application on 12/05/2010, it was seen that application 2009/1000/P was being implemented at that time.

Relevant policies

London Borough of Camden Replacement Unitary Development Plan 2006

SD1 – Quality of life
SD2 – Planning obligations
SD6 – Amenity for occupiers and neighbours
H1 – New Housing
H7 – Lifetime homes and wheelchair housing
B1 – General design principles
B3 – Alterations and extensions
B7 – Conservation areas
T3 – Pedestrians and cycling
T8 – Car free housing and car capped housing
T9 – Impact of parking

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
CS6 – Providing quality homes
CS11 – Promoting sustainable and efficient travel
CS14 – Promoting high quality places and conserving our heritage
CS19 – Delivering and monitoring the Core Strategy

Draft Development Policies

DP2 – Making full use of Camden's capacity for housing
DP6 – Lifetime homes and wheelchair homes
DP17 – Walking, cycling and public transport
DP18 – Parking standards and the availability of car parking
DP19 – Managing the impact of parking
DP24 – Securing high quality design
DP25 – Conserving Camden's heritage
DP26 – Managing the impact of development on occupiers and neighbours
DP29 – Improving access

Assessment

1. Introduction

1.1 Planning permission is sought for the erection of a roof extension to create an additional storey to the building. This comprises a mansard roof extension towards the front (Hatton Garden) elevation with three dormer windows. At the rear a new sheer storey is created, continuing the existing pattern at third floor level. These works will facilitate the provision of a one-bedroom self-contained residential unit (Class C3) at newly created fourth floor level. Access to this top floor flat would be via an existing staircase serving the currently under construction residential units at first, second and third floor level (see relevant history section above for details).

1.2 During the course of the application the detailed design of the dormer windows have been revised. Details concerning the rear elevation windows and choice of materials have also been confirmed during the course of the application.

2. Principle of development

2.1 Housing is the priority land use of the UDP, as indicated by policy H1. The proposed roof level extension would therefore help to meet and exceed the strategic housing target for the Borough. This is on the proviso of the residential accommodation proposed being of an acceptable standard (see section 3 below). The principle of providing additional residential accommodation in this location is therefore considered to be appropriate.

3. Quality of residential accommodation

3.1 The proposal involves the creation of a one bedroom self-contained residential unit. The overall floorspace of the proposed unit is 47m²; with the bedroom approximately 12.3m². The bedroom meets the minimum 11m² standard for a double bedroom; the overall floorspace is 1m² below the minimum standard for a two-person unit. Such a minimal shortfall is not considered to compromise the quality of the potential residential accommodation. All rooms are considered to be regular in shape and size, with sufficient circulation and ventilation space. There is also adequate outlook, with windows provided within the bedroom and living/dining room. Thus the proposed unit is considered to provide an appropriate standard of accommodation for future occupiers.

3.2 With regard to lifetime homes, the applicant has provided commentary as to where the scheme can adhere to lifetime homes standards. However, it is acknowledged that all lifetime homes standards would be difficult to achieve given the location of the residential unit at fourth floor level. As such, an informative is recommended to be added to any permission, encouraging the applicant to adhere to as many of the 16 standards as possible when implementing the scheme.

4. Design

In terms of design, it is acknowledged that the site is located within a conservation area and the existing building is considered to make a positive contribution to the character and appearance of the conservation area. The neighbouring buildings differ in context being of identical height (No. 70) one on side and four-storeys higher (No. 66-67) on the other. In this instance, given the proposed 1m set back of the proposed roof extension, it is considered that this addition would be relatively modest in scale and nature. The height of the extension has been restricted as far as possible to reduce the prominence of the addition from the streetscene. Although it is acknowledged that the extension will be visible in some long views along Hatton Garden, given the significantly larger size of the neighbouring building, the proposed extension would not appear overly dominant. Therefore in overall terms the principle of a roof extension is considered to be established in this location.

Turning to the detailed design, on the front elevation the proposed dormers have been reduced in size during the course of the application in order to comply with Camden Planning Guidance. Following revisions, the dormers are considered to be appropriately sized and relate satisfactorily with the windows on the floors below. The choice of materials, comprising slate, lead clad and timber sash window dormers, is considered to be appropriate and in keeping with the character and appearance of the host building and wider conservation area. On the rear elevation the new sheer storey continues up following the principles of the floors below, with brickwork and windows (in terms of position, size, materials and detailed lintel features) all matching the existing rear elevation. Therefore no design issues are raised with this element of the proposals. In summary, no design concerns are raised and the proposals are considered to preserve the character and appearance of the conservation area.

5. Amenity

5.1 With regard to amenity matters, it is acknowledged that there are additional windows on both the front and rear elevation of the building than existing. This is however not considered to significantly worsen levels of overlooking/loss of privacy when compared with the existing situation. This is owing to the proposed windows being at a high level and would not be set further forward from the building line than those existing. Similarly no issues are raised in respect of loss of outlook/sense of enclosure, sunlight/daylight and noise/disturbance issues.

5.2 Concerns have been raised with respect to possible crime issues from the proposed roof extension. Although the front extension is set back from the existing parapet by 1m, this space would only be used in emergencies as means of escape through the dormer windows. This space is not considered sufficient in size to be used. In overall terms the erection of the roof extension is not considered to exacerbate existing possible means of entry into either the host building or neighbouring ones or provide greater opportunities to do so when compared with the existing situation.

6. Transport

6.1 The application site has a Public Transport Accessibility Level of (PTAL) of 6b (excellent) and is within a "Clear Zone Region", meaning the whole surrounding area is considered to suffer from parking stress. Furthermore, the site is located within a Controlled Parking Zone (CPZ). King's Cross (CA-D) CPZ has a ratio of parking permits of 1.17:1. Given this context the unit being created is to be made car-free. If this requirement is not implemented the development would increase demand for on-street parking in the CPZ. The car-free development will be secured by a Section 106 Agreement. Such an approach was followed on the recent 2009/1000/P application at the site. The applicant has indicated a willingness to enter into this legal agreement.

6.2 Regarding cycle standards, Appendix 6 of the UDP states that 1 storage or parking space is required per residential unit created. As such, a cycle parking space would be required for this development. However, access to the proposed flat is via the existing stairs from ground floor level. Cycle parking cannot therefore be easily accommodated within the building. As a result, it is considered to be unreasonable to insist on a cycle space being provided. Thus in this instance the provision of a cycle space is not sought.

7. Recommendation

7.1 Grant Planning Permission subject to the completion of a S106 Legal Agreement for car-free housing.

Disclaimer

This is an internet copy for information purposes. If you require a copy of the signed original please contact the Culture and Environment Department on (020) 7974 5613