

Delegated Report		Analysis sheet		Expiry Date:		25/05/2010	
		N/A / attached		Consultation Expiry Date:		10/05/2010	
Officer				Application Number(s)			
Anette de Klerk				2010/1476/P			
Application Address				Drawing Numbers			
16 - 18 Kirby Street London EC1N 8TS				Refer to decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Replacement of existing solid wood door to the street elevation at ground floor level with a glazed door to existing office building (Class B1a).							
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	40	No. of responses	0	No. of objections	0
				No. electronic	0		
Summary of consultation responses:		A site notice was displayed between 16/04/2010 – 07/05/2010. No response was received.					
CAAC/Local groups comments:		There is no Hatton Garden CAAC.					

Site Description

The application site is located on the eastern side of Kirby Street and comprises a six storey modern office block. The building is not listed but is located within the Hatton Gardens Conservation Area.

Relevant History

The application site forms part of a building originally numbered 15-19 Kirby Street and as such the following planning history is relevant:

2004/4109/P: Rear extensions at basement, ground and first floor levels, extension at roof level and the installation of a new front elevation to an existing office building (Class B1) together with installation of new plant to the rear. Granted 15/11/2004.

8702033: The formation of a new entrance doorway. Granted 30/09/1987.

9401475: Alterations to front elevation at ground floor level. Granted 04/11/1994.

Relevant policies

Replacement Unitary Development Plan 2006

SD6 - Amenity for neighbours and occupiers
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.

Relevant Policies in Camden Core Strategy

CS1 – Distribution of growth
CS5 – Managing the impact of growth and development
CS14 – Promoting high quality places and conserving our heritage

Relevant Policies in Camden Development Policies

DP24 – Securing high quality design
DP25 – Conserving Camden's heritage
DP26 – Managing the impact of development on occupiers and neighbours

Assessment

Proposal:

Planning permission is sought to replace the existing solid wood door to the street elevation at ground floor level with a glazed door to existing office building. No changes are proposed to the existing door opening.

Design, Appearance and Amenity:

UDP policy B1 'General design principles' states that development should respect its site and setting with consideration given to the quality and appropriateness of detailing and materials to be used. Policy B3 'Alterations and extensions' seeks to protect the architectural quality of the existing building or the surrounding area and requires that consideration should be given to the use of high quality materials that match or complement the existing materials. Policy B7 states that materials used in conservation areas should be of a high quality and should complement and enhance the conservation area.

The design and size of the replacement door will closely match that of the existing timber door. The proposed glazed door is considered to preserve the character and appearance of the building and conservation area and will be unobtrusive in the surrounds. No new window or door openings are proposed and it is therefore not considered that the replacement door would have any detrimental impact on the amenity of neighbouring properties in terms of loss of outlook, privacy or noise levels.

Recommendation: Grant Planning Permission

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