

Delegated Report		Analysis sheet		Expiry Date:		07/12/2009	
		N/A / attached		Consultation Expiry Date:		18/11/2009	
Officer				Application Number(s)			
Jonathan Markwell				2009/4753/P			
Application Address				Drawing Numbers			
104 - 105 Saffron Hill London EC1N 8HB				Please see decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Installation of window at ground floor level on the north-east (front) elevation.							
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	13	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		A site notice was erected on 28/10/2009, expiring on 18/11/2009. No responses were received.					
CAAC/Local groups* comments: <small>*Please Specify</small>		None.					
Site Description							
<p>The application site is located on the south-west side of Saffron Hill within close proximity to the junction with St Cross Street (to the north). The site comprises a part five, part six storey post-war building that was most recently occupied by Metalor Technologies, a jewellery trader, on the basement and ground floors. This company vacated the premises in December 2008 and at the time of the site visit on 04/11/2009, the basement and ground floor was vacant. Above ground floor level with vacant office accommodation on the first to fourth floors. The building is faced in red brick above a rendered ground floor.</p> <p>The site is mainly surrounded by commercial properties with residential accommodation to the east at Nos. 41-43 Saffron Hill and No. 44 Saffron Hill. To the north of the site is a corner building that is part five, part six storey in height and comprises office accommodation. To the south is a three storey office building. To the east are mainly five storey brick built buildings.</p> <p>The site is located within the Hatton Garden Conservation Area. The building is not listed, nor is it identified within the Hatton Garden Conservation Area as being a building that makes a positive</p>							

contribution to the character and appearance of the conservation area.

Relevant History

8800490 - Alterations to the front elevation at ground floor level. Granted 16/02/1989.

8980021 - Installation of internally illuminated static lettering on front fascia below first floor level. Lettering will read 'Metalor' and will measure 10cm and be spaced at 700cm per letter. Granted Advertisement Consent 25/04/1989.

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

Assessment

Introduction

Planning permission is sought for the installation of a single window at ground floor level on the north-east (front) elevation of the building. The proposals also involve the removal of signage installed by the previous occupier at basement and ground floor level, who vacated the premises in December 2008. Given that the building is not listed, permission is not required for the removal of this signage and the applicant has indicated that these areas will be made good with materials that match the existing, as was the position at the site prior to the applications granted in 1989 at the site (see relevant history above for details). The applicant has indicated that the proposed alterations will assist in the future use of the building.

Design

The proposed window is approximately 2.5m in width and 1.65m in depth, It is similar in appearance and aligns with the existing windows above at first, second and third floor level. From an investigation of the site history it is shown that prior to planning permission 8800490 (see relevant history above) there was a window of similar size to that proposed in this location. As such, the proposed works will restore an original feature of the building at this point. The window itself, with coated aluminium frames, will match those existing on the building. The window is considered to be consistent with the form, proportions and character of the building. Moreover, the proposed design is considered to preserve the character and appearance of the conservation area at this point. As such, no design issues are raised.

Amenity

Although there are residential properties opposite the application site on the north-east side of Saffron Hill, the proposed window is not considered to lead to a significant increase in overlooking to warrant a sustainable reason for the refusal of the application on this basis. The proposed window is not considered to raise any other neighbouring amenity issues, such as loss of outlook or access to sunlight/daylight.

With regard to future occupiers of the host building, the proposed window is considered to provide better access to natural sunlight/daylight, ventilation and outlook at this point.

Recommendation

Grant Planning Permission

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