

Delegated Report		Analysis sheet		Expiry Date:		17/09/2008	
(Members Briefing)		N/A		Consultation Expiry Date:		22/08/2008	
Officer				Application Number(s)			
Paul Wood				2008/3108/P			
Application Address				Drawing Numbers			
2 Northington Street London WC1N 2JJ				Refer to draft decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Erection of a roof access enclosure and railing around part of the flat roof for use of a terrace, elevational alterations including relocating windows and doors and alterations to the materials, and conversion of the residential floors to provide (1 x studio, 1 x 1 bed and 2 x 1 bed units) as an amendment to planning permission granted on 03/08/2005 (ref: 2005/1179/P) for conversion to provide three residential units on the upper floors (1 x 1-bed, 1 x 2-bed & 1 x 3-bed) together with the replacement of an existing mansard roof addition with a two storey extension and change of use from retail to residential at first floor level.							
Recommendation(s):		Grant Planning Permission subject to a S106 Agreement					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	21	No. of responses	01	No. of objections	01
				No. Electronic	00		
Summary of consultation responses:		<p>A site notice was displayed from 01/08/2008 to 22/08/2008. One objection has been received and is summarised as follows:</p> <p>5 Northington Street</p> <ul style="list-style-type: none"> Noise, dirt and waste to increase including business and residential refuse (<i>See 4.8 in assessment</i>); Increase in traffic (<i>See 4.12 in assessment</i>); Add to parking stress in the area (<i>See 4.11 in assessment</i>); Local Services will be stretched by increase in population (<i>See 4.12 in assessment</i>); Development would result in disturbance (<i>See 4.12 in assessment</i>); and Increase in height will change character of mews and will reduce light (<i>See 4.17 and 4.12 in assessment</i>). 					
CAAC comments:		N/A					

Site Description

The site is on the northern side of Northington Street close to junction with Gray's Inn Road. The existing building comprises of a ground and first floor used for retail purposes (Class A1), basement used for ancillary storage for the A1 unit, and a self-contained residential unit at second floor level. The site is surrounded by a mix of uses, including residential, offices, workshops and retail. The site is located in the Hatton Garden Conservation Area and is not a listed building.

Relevant History

2005/1179/P: Conversion to provide three residential units (1 x 1-bed, 1 x 2-bed & 1 x 3-bed) together with demolition and rebuilding of second storey and one additional storey and change of use from retail to residential at first floor. Granted – This scheme has been implemented insofar as it relates to enabling works to allow the development to be constructed (i.e. removal of mansard roof, openings, etc.).

Relevant policies

London Borough of Camden Replacement UDP 2006

S1, S2 – Sustainable development
SD6 – Amenity for occupiers and neighbours
SD7 – Light, noise and vibration pollution
SD8 - Disturbance
SD9 – Energy and resources
H1 – New housing
H7 – Lifetime homes and wheelchair housing
H8 – Mix of units
B1 – General design principles
B3 – Alterations and extensions
B7 – Conservation areas
R7 – Protection of shopping frontages
T3 – Pedestrians and cycling
T8 – Car free housing and car capped housing
T9 – Impact of parking

Camden Planning Guidance 2006

Assessment

1.0 Proposal

1.1 The application proposes an amendment to the planning permission 2005/1179/P which granted consent for the conversion of the existing building to provide three residential units (1 x 1-bed, 1 x 2-bed and 1 x 3-bed) together with demolition and rebuilding of second storey and one additional storey and change of use from retail to residential at first floor. The amendment proposes elevational alterations including reconfiguring the windows and doors and rendering of the existing façade, the erection of an enclosure at roof level to provide access for the use of part of the roof as a roof terrace, and use of the residential floors as four self-contained residential units (1x studio, 1x 1 bed unit and 2x 2 bed units).

1.2 The use of the basement and ground floors will remain unchanged as retail use (Class A1).

2.0 Amendments

2.1 The scheme was originally submitted for use of the first to third floor level as five residential units (2x studios, 2x one bed and 1x 2 bed units). The number and mix of units has been revised to four units as set out in 1.1 above, following officer concern regarding the heavy weighting of small units within the scheme.

3.0 Background

3.1 The site benefits from planning permission referred to in the history section above. This consent allowed for alterations to the existing building to increase the height to four storeys and established a building profile that is largely the same as that which is proposed in the current scheme. The current application effectively seeks an amendment to this earlier consent to

provide a modern contemporary design, rather than the pastiche building that gained consent under the extant permission, and includes the provision of a roof terrace and access enclosure, and conversion to four residential units rather than the three which have consent.

4.0 Assessment

Land use

- 4.1 The current application retains both the basement and ground floors in retail (Class A1) use and the first to third floors in residential use (Class C3), however proposes the use of the residential floors for four units rather than the three which have consent. There is no objection to the proposal in land use terms and the increase in residential units is welcomed under policy H1 which seeks the fullest use of underused sites, provided that the accommodation reaches acceptable standards.

Design

- 4.2 The 'as approved' scheme provides for a very neutral building in a pastiche vernacular, while the proposed amendment offers a very contemporary building. The proposed design is consistent with the character of the area, particularly in light of the development opposite at No. 5 Northington Street which was approved on appeal and allowed for a deliberately modern infill building. In the Inspector's decision for this property, it was felt that a contemporary approach was appropriate in the location. The amendments to the façade treatment are considered to be of a high quality and offer a higher level of design excellence above that of the approved scheme. The façade treatment is considered to enhance the visual interest at this corner and therefore is considered to preserve and enhance the character and appearance of the conservation area.
- 4.3 The scheme also proposes a stair enclosure to allow access to the roof level with the provision of railings to secure a section of the roof for use as a terrace. The location of the roof enclosure has been set back substantially from the North/Kings Mews elevation to reduce its visibility and perceived height in long views along Northington Street and each of the Mews, and is sloped towards the Northington Street elevation to ensure that its immediate presence is restricted. The placement of the roof enclosure is considered acceptable and does not result in the height of the building being beyond that of the surrounding context. In addition, the railings for the roof terrace have been set back from the front building lines to ensure that their visibility does not compromise the character of the area.
- 4.4 In summary, the contemporary approach for the redevelopment is not considered harmful to the character or appearance of this part of the Hatton Garden Conservation Area, and proposes materials that draw on those found in the surrounding buildings. The height of the building is consistent with that of the neighbouring properties on North Mews and Gray's Inn Road and therefore the scheme proposes a high quality design that will integrate well within the immediate area.

Quality and quantity of residential accommodation

- 4.5 The scheme provides a mix of 1 x studio, 1 x 1-bed unit and 2 x 2-bed units. Policy H8 states the Council will seek the provision of a variety of housing, in terms of size and type to meet the physical and economic needs of the Borough. The mix proposed is generally accepted as an adequate mix within this central locality for a scheme of this size. While the original consent included the provision of 1 x 3 bed unit within the mix, which has now been removed as a result of this application, it is considered that the overall mix is still adequate and in line with the housings needs within the Borough.
- 4.6 The amended layout also enhances the quality of the residential accommodation by confining units to single levels, where under the previous application the larger unit was split level which restricted access within the unit. The floor plate of the building is also such that a 3 bed unit would not be able to be accommodated on one level. The current scheme provides a better internal layout where all unit sizes comply with minimum floorspace standards as set out in the

CPG, and enables greater compliance with lifetime homes standards, which improve the access and adaptability of the units. The quality and quantity of the residential accommodation is therefore considered acceptable.

Amenity

4.7 The building profile is largely unaltered from that of the approved scheme and therefore there is not expected to be any greater impact to surrounding properties with regards to overshadowing, loss of sunlight or daylight or loss of outlook. While the scheme does introduce a new terrace area to the flat roof of the building, this has been set back from the edge of the building and will limit any direct views into surrounding habitable windows. It is noted that a recent scheme on the diagonal corner of Northington Street (No. 7) gained planning permission for a roof terrace in a similar location.

4.8 The scheme provides adequate space for the storage of refuse and recycling waste associated with the four new residential units and retail unit. This is located at ground floor level with easy access to the street and by all occupiers. The space provided is more than adequate for the size of the development as assessed against the criteria in the CPG.

Resources and energy

4.8 The applicants have submitted a Code for Sustainable Homes (CfSH) Assessment which indicates that the scheme can achieve a 'Code Level 3' rating. This is welcomed by the Council and shows a strong commitment to sustainable principals.

Transport and Movement

4.9 The amendment to the scheme results in the increase of one unit. To comply with policy T3 of the UPD, 1 cycle parking space is required for each new unit. The scheme provides secure space within the entry to the residential core. This is considered to be acceptable for the number of units.

4.10 The applicant has submitted a draft Construction Management Plan, which has been considered by the Council's Highways and Transport teams and is largely acceptable given the scale of the development. The terms of the CMP will be secured via a deed of variation to the original S106. A revised plan will need to be submitted and updated to deal with minor administrative matters that have been omitted from the submitted CMP.

4.11 The site has a public transport accessibility level of 6b (excellent) and is within a controlled parking zone. The original proposal was subject to a car free agreement and given that the number of units is increasing by one, the additional unit should be made car free. This will be secured by a Deed of Variation to the original S106.

Note on objections

4.12 The development would not be of a scale that would have an undue impact on services in the area given that it will only result in one additional unit. Disturbance is dealt with under the Control of Pollution Act and an informative will be included to advise of this. In addition the CMP sets out measures that control associated disturbance from development. The alterations to the building will not alter the character of the Mews street in any greater manner than that of the extant scheme.

Recommendation: Grant Planning Permission subject to a S106 (Deed of variation)

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