

Delegated Report		Analysis sheet		Expiry Date:		03/10/2008	
		N/A / attached		Consultation Expiry Date:		16/9/2008	
Officer				Application Number(s)			
Hugh Miller				2008/1989/P			
Application Address				Drawing Numbers			
Clerkenwell House 67 Clerkenwell Road London EC1R 5BL				Refer to draft decision notice.			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Erection of a fourth floor extension of west wing for offices (Class B1) and the relocation of plant (with acoustic screening).							
Recommendation(s):		Grant subject to a Section 106					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	20	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Site Notice displayed 26/8/2008, expires 16/9/2008. No response.					
CAAC/Local groups* comments: <small>*Please Specify</small>		No CAAC:					

Site Description

The application site comprises two buildings, known as the east and west wings. The east wing with contemporary cladding has basement + 4 storeys. The west wing, the host building comprises basement + 3-storey and is on two frontages at Clerkenwell Road and Saffron Hill. The building has a projecting staircase enclosure and water tower. The building is in B1 office use and is part vacant. It lies within the Hatton Garden Conservation Area and is not listed.

Relevant History

May 2001 pp granted for the erection of a fourth floor extension to existing office (Class B1) to form additional office floorspace (Class B1), ref. PSX0005411.

April 1972 pp granted for the erection of additional floor at 67 Clerkenwell Road (Eastern Section) for office use, ref. 12401.

Relevant policies

UDP 2006:

SD6 - Amenity for occupiers & neighbours,
B1 –General design principles
B3- Alterations & extensions
B7- Conservations areas
SD8 –Disturbance from plant and machinery,
SD3 –Mixed-use development
T12 – Works affecting the highway

CPG 2006

Assessment

Background

Both the older buildings and contemporary buildings in the area comprise 4 and 5-storeys which are characteristic of this part of the Hatton Garden Conservation Area. At 3-storeys the western wing of the host building is the exception when compared to others adjacent and those opposite. The area and the neighbouring buildings generally have mixed uses of retail and non-retail uses at ground floor level with offices or residential use on the upper floors.

The host building has a lawful use as office B1 use only.

The application proposes the following:

- Erection of a fourth floor extension of west wing for offices (Class B1)
- The relocation of plant (with acoustic screening).

Land use

Policy SD3 (Mixed-use development) state, inter alia,*"In the Central London Area and the Town Centres where a proposal increase total gross floorspace by more than 200sqm, the Council will except a contribution to the supply of housing, and where appropriate will seek to negotiate up to 50% of additional gross floor space as housing, except in the Hatton Garden Area, where a smaller proportion may be accepted"*.

The proposed additional floor would increase the office floorspace which would exceed the 200sqm threshold at which Policy SD3 applies. However, the extension is considered small in scale and is only marginally above the threshold. It is considered that to insist that the applicant make provision for residential accommodation in line with SD3 would not therefore be viable in this instance and on balance the proposal is considered satisfactory in this instance.

Design

The proposed extension would be set back from the parapet on all elevations, (front elevation/ Clerkenwell Rd) 1100mm & curved frontage by 2000mm, side (Saffron Hill) 1100mm and at rear 1500mm. The extension would comprise lightweight steel framed structure. The elevations of the proposed extension would comprise aluminium anodized glazed curtain walling system with a sloping inverted butterfly roof. The roof would have an aluminium anodized parapet finish to match the glazed frame. The proposed extension would be approx. 1100mm higher than the existing staircase enclosure. Moreover, it would match the height of the east wing. However, it would be set back from the principle elevations to ensure that it's overall size, height, scale and massing would be subordinate to the host building, whilst it would be of similar height and appearance to neighbouring properties. At the rear, the proposed plant and machinery would not be visible from the public realm due to the height, location and setting of the host building. With the narrow street and tall surrounding adjacent buildings the plant and machinery would not have any impact on the appearance of the building or the character and appearance of the Hatton Garden Conservation Area. Moreover, given the similarities in building heights locally, the proposed 4th floor extension would not evoke any strong visual dominance in either long or short views from the surrounding streets. It is not considered that the proposed extension would have any detrimental impacts upon the character or appearance of the conservation area.

Plant /air conditioning unit

There are existing plant and machinery (a/c condenser units) at roof level to the rear of the staircase enclosure.

The associated acoustic report in support of the application has predicted noise level of **38.0dB(A)** at the nearest noise sensitive premises when the acoustic noise reduction enclosure (*Type ACL1 – Single Acoustic Louvre*) has been implemented. Additionally, the lowest background noise level measured was 49dB(A), and it is considered that the predicted level will be in compliance with the CPG guidelines on noise level.

The closest residential units are approx. 30m away and lie due west in Saffron Hill (nos. 3 & 11) and at 60-66 Saffron Hill “Zuggrat”. Clerkenwell Road is a busy thoroughfare providing public and private transportation linkages within the borough and to locations further afield. Saffron Hill and Hatton Wall provides vehicle service linkages to local workshops, offices and residents. Given the location of the proposed plant and machinery, the compliant noise level and the general background noise levels in this mixed use area; it is considered that the plant and machinery would not cause noise nuisance harm to residential occupiers and the proposal is in compliance with policy SD6.

An informative would be attached to any permission granted requiring the applicant to confirm in writing to the Councils Environmental Health officers that the louvre enclosure has been installed.

Transport issues

Approval is recommended subject to a Section 106 with the following head of terms;
- Construction Management Plan

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