

Delegated Report		Analysis sheet		Expiry Date:		01/11/2007	
		N/A / attached		Consultation Expiry Date:		15/10/2007	
Officer				Application Number(s)			
Elaine Quigley				2007/4471/P			
Application Address				Drawing Numbers			
11 Hatton Garden London EC1N 8AH							
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Partial demolition of fourth floor and erection of extended fourth floor and new fifth and sixth mezzanine floors, to provide additional Class B1 office accommodation.							
Recommendation(s):		Grant planning permission subject to a S106 agreement for a construction transport plan and servicing management plan.					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:	No. notified	121	No. of responses	00	No. of objections	00	
			No. electronic	00			
Summary of consultation responses:		None received					
CAAC/Local groups* comments: *Please Specify		No CAAC for this area					

Site Description

The application site relates to a mid-terrace late 19th century building comprising basement, ground and four upper stories located on the east side of Hatton Garden close to its junction with Holborn Circus. The basement and ground floors of the building are occupied by jewellery shop with office accommodation on the upper floors. The rear part of the fourth floor of the building was formerly laid out and used as a ancillary caretaker's flat however this was converted to office space in the 1980's following upgrades in security and surveillance systems.

The application site is located within the Hatton Garden Conservation Area, and is noted in the Conservation Area statement as an unlisted building which makes a positive contribution to the special character and appearance of the area. The shopfront is listed within the Conservation Area statement as a 'shopfront of merit'.

Relevant History

There are no relevant planning permissions associated with this property

Relevant policies

Adopted Replacement Unitary Development Plan 2006

SD1 – Quality of Life; SD6 – Amenity for occupiers and neighbours; B1 – General Design Principles; B3 – Alterations and extensions; B7 – Conservation areas, E1 – Location of business uses.

Supplementary Planning Guidance

Camden Planning Guidance 2006

Conservation areas; Daylight and sunlight; Extensions, alterations and conservatories; Overlooking and privacy; Roofs and terraces.

Hatton Garden Conservation Area Statement (Final Draft Agreed by DC Sub Committee 5.8.99)

Assessment

Planning permission is sought for partial demolition of fourth floor with its double ridged roof profile and erection of extended fourth floor and new fifth and sixth mezzanine floors, to provide additional Class B1 office accommodation.

Increase in office accommodation

The proposal would provide approximately 143 sq.m of additional office floorspace increasing the total floorspace from 775 sq.m to 918 sq.m. Planning permission will be granted for office development in locations accessible by a choice of means of transport. Given that the proposal would introduce additional office accommodation to an existing office building in a Central London location that is easily accessible by public transport the increase in office accommodation would be supported within the Hatton Garden area.

Loss of caretaker's flat

The proposal would result in the loss of the ancillary caretakers flat that measures approximately 53 sq.m. The agent has advised that this has been unoccupied since the 1980's with the refurbishment of the building and the installation of modern security equipment. As the residential element of the building was ancillary to the office accommodation, it is considered that the loss of the caretaker's flat would not require planning permission.

Impact on the character and appearance of the building and conservation area

The proposal would replace the 4th floor with a new floor with similar setback from front but with new side extension over the rear roof terrace, a new mansarded 5th floor and a new 6th floor set back and within this as a glazed mezzanine level. The rear of both 5th and 6th floors would have a sloping slated façade with inset balconies associated with the windows. Due to the design of the proposed extension, the overall increase in height is not considered to disrupt the proportions of the existing building. The proposed ridge height would maintain the varied roofline along this part of the street and, along with no. 7 Hatton Garden, also assists in framing the attractive no. 8-10 Hatton Garden. The design is in keeping with the age and style of the building and would sit comfortably in the existing streetscene. However the positioning of the new fifth floor front dormers is considered to increase the prominence of the new mansard roof. It is considered that repositioning the sills of the dormers to start from below the tops of the parapet would alleviate the perceived prominence of the roof. A condition would be attached requiring this information to be submitted to the Council.

The sixth floor glazed mezzanine on the front elevation will not be visible from the public realm or oblique views along Hatton Garden and is not considered to harm the character and appearance of the Hatton Garden Conservation Area in this instance.

To the rear of the site in Ely Court is the Mitre public house that is a Grade II listed building. The Mitre pub is built to a significantly smaller scale than the surrounding buildings and is hidden from the main thoroughfares. The character of this area is defined by the large and slightly oppressive surrounding buildings that give a unique sense of enclosure to Ely Court. Views of the proposed roof extension would be available from upper floors of the surrounding buildings; however views would be mainly obscured from street level. The extensions on all 3 levels at rear would be appropriately scaled in relation to adjoining buildings and their modern design and form is acceptable next to the higher sheer wall of no.12. The proposal would not alter the fundamental character of this part of the conservation area, nor detract from the setting of the listed building.

Materials

It is proposed to form the piers at fourth floor level with matching green-glazed bricks. The rendered infill panels and cornicing will be painted cream to match the finishes at lower level. Grey slate roof tiles and granite grey window frames will be used for the new fenestration in the mansard slope at fifth floor level and glass to the sixth floor. These materials are considered acceptable. A condition would be attached requiring the submission of the facing materials.

Amenity

Residential flats are located to the west of the application site on the upper floors of the building at 99 to 108 Hatton Garden. The Hatton Garden elevation of the building provides access to the flats by external walkways. The windows in this elevation mainly serve stairwells and bathrooms. The proposal's extension on the front elevation would be considered acceptable in terms of its impact on the amenity of the adjoining properties regarding loss of light and privacy. It is considered that the proposed extension at rear would not result in any significant loss of day/sunlight to any neighbouring property, the Mitre pub's outdoor drinking area or the ancillary living accommodation.

Existing roof plant and lift motor room will be subsumed and relocated within the new roof extension; in particular the plant will be provided within a new room enclosed within the 4th floor and vented to the sky. No

issues of noise nuisance are anticipated from this.

Traffic issues

The site is located in Hatton Garden within the Clear Zone Region. No details have been provided relating to the construction of the new roof extension. As there is no direct access to the rear of the site, apart from through the ground floor, it is considered that some of the construction work is likely to take place from the road using cranes etc. A Construction Transport Plan is required to control this. This will be sought through a S106 agreement.

Given the overall floorspace that will be created for office accommodation as a result of the proposal, the servicing of the development may have an impact on Hatton Garden and the surrounding road network as there is no vehicular crossover, or loading bay on the site for delivery vehicles to stop. As Hatton Garden is a busy, narrow inner-city street, any on-street servicing may cause disruption to the road network. A servicing management plan will be required to be submitted to manage deliveries and servicing. This will be sought through a S106 agreement.

Conclusion

The proposal would be considered acceptable in terms of the creation of additional office accommodation, the loss of the ancillary caretaker's flat, the overall bulk, form and design, and the amenity of the adjoining residents. A condition would be attached relating to the location of the fifth floor dormer windows requiring the positioning the cill of the dormers to start from below the tops of the parapet. A S106 agreement will be required for a construction management plan and servicing management plan.

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