

Delegated Report		Analysis sheet		Expiry Date:		15/04/2008	
		N/A / attached		Consultation Expiry Date:		22/4/2008	
Officer				Application Number(s)			
Sara Whelan				2007/6143/P			
Application Address				Drawing Numbers			
85 Hatton Garden London EC1N 8JR				Refer to draft decision notice.			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
The replacement of an existing fourth floor extension, incorporating a new facade to the front and repositioning of a window to the rear, the erection of a 5th floor roof extension and a new stair enclosure on the roof above it, to provide additional Class B1 office accommodation.							
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	15	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		A site notice was erected 1/4/08 – 22/4/08 No responses have been received.					
CAAC/Local groups* comments: *Please Specify		No local groups required to be consulted					
Site Description							
The application site is a modern five-storey office block, located on the west side of Hatton Garden near the junction with Greville Street. The building was built in the 1960-70's; it has a plain flat-fronted style with vertical windows flush with a grey stone/concrete façade and is not identified as making a positive contribution to the Conservation Area.							
The surrounding area forms the centre of London's diamond and jewellery trade and is largely							

characterised by four to seven storey buildings, typically with A1 usage at ground floor level and B1 use on the upper floors. The character of the area is not dominated by one particular period or style but by a combination of styles which define the character and appearance of the Hatton Garden Conservation Area.

The building is not listed but does fall within the Hatton Garden Conservation Area.

Relevant History

2007/3568/P: The replacement of an existing fourth floor incorporating a new facade to the front and repositioning of a window to the rear, the erection of a 5th floor roof extension and a new stair enclosure on the roof above it, to provide additional Class B1 office accommodation. (Planning permission refused, dated 27/9/2007)

Reason for Refusal: ***The proposed roof extension at 4th and 5th floors on the front elevation, by reason of its bulk, form and detailed design, would be detrimental to the appearance of the building and of the character and appearance of the streetscene and conservation area, contrary to policies B1 (design principles), B3 (alterations and extensions) and B7 (conservation areas) of the London Borough of Camden Replacement Unitary Development Plan 2006.***

The Council refused this planning application as it was considered that the bulk, form and predominately glazed frontage of the proposed fourth and fifth floor extensions would have been out of character with the Hatton Garden Conservation Area.

This application is a resubmission to the previous scheme. It is considered that the previous concerns have been addressed within this application by proposing a true mansard in traditional materials.

Relevant policies

Camden Unitary Development Plan 2006

SD3 mixed use developments
SD6 – Amenity for Occupiers and Neighbours
B1 – General Design Principles
B3 – Alterations and Extensions
B7 – Conservation Areas
E1 location of business uses
E2 retention of business uses
E3 specific business uses

Camden Planning Guidance 2006

Hatton Garden: Conservation Area Statement 1995

Assessment

Proposed Development

This application seeks full planning permission for;

- Fourth floor rear extension and front facade alterations
- New fifth floor mansard roof extension
- New enclosed stair well at the new roof level (sixth floor)

The main planning considerations are;

- The increase in B1 floorspace
- The impact upon the character and appearance of the conservation area
- Impact upon the amenity of adjacent properties

The increase in B1 floorspace

The proposal comprises an increase of 73 sqm to the existing B1 business use. The proposed extension would continue the flexible B1 business use of the building. The proposal would not result in an increase of floorspace over 200 sqm, therefore policy SD3 (regarding mixed use development where an extension over 200 sqm triggers the requisite housing) does not apply. It complies with policy E1 in that the location for business expansion is appropriate in the Central London Area.

The UDP policies E2 and E3 state that the Council will not grant planning permission for development that involves the loss of business use on a site where there is potential for that use to continue and that the Council will not grant planning permission for development that would prejudice the mixed-use character of the Central London Area.

The proposed extensions would provide flexible B1 use and would continue to allow for B1c light industrial uses. This is an important use in the Hatton Garden area. The Council is satisfied that the proposal would not result in a net loss of B1c floorspace and that the flexible B1 use of the building could provide accommodation for the jewellery sector.

In summary the proposal complies with policies E1, E2 and E3 in that the existing flexible B1 use is retained and enlarged.

Impact on the Character and Appearance of the Conservation Area

The proposed extensions and mansard roof would infill a gap in the street scene. The proposal would be no higher than the adjacent buildings. The 4th floor front facade will be redesigned to replicate the floors below and adjoining in terms of windows pattern and stone surrounds. The eaves level of the proposal would be level with the eaves of no.86 adjoining to the south of the application site. This has the same design as the application site and the proposed 5th floor mansard roof extension would match the height and building line of the similar mansard roof extension at no.86. The principle of a mansard roof extension is acceptable in this location considering the height of the adjacent buildings and the height of buildings in the streetscene. The proposal would preserve the character and appearance of the conservation area.

Amended plans have been received illustrating that the proposed mansard roof extension would be a

true mansard and would have a 70 degree pitch on the front elevation. In addition the fenestration on the front elevation of the mansard has been reduced. The materials used would be Welsh slate. It is considered that the detailed design of the mansard roof extension is acceptable and would preserve the character and appearance of the conservation area.

The extensions to the rear of the building would continue the fenestration pattern and design of the existing property. The extensions would be in keeping with the building. They would not dominate the area of the adjacent buildings. The proposal would also include an enclosed staircase projecting at roof level. The proposed staircase enclosure would be set at the rear of the building. It would be lead faced and no higher than the adjacent property, no. 84. The lead enclosure would be set 10.5m back from the front building line and 1.3m from the rear building line; it would be invisible from street level views and thus it is considered that the proposal would not result in a prominent form of development and that the proposal would preserve the character and appearance of the conservation area.

Impact on the amenity of Adjoining Properties

The application site is located in a predominately commercial area. The proposed extensions would be no higher than the neighbouring buildings and would be no deeper than the existing front and rear building lines of the property. It is considered that the proposed extensions would not result in any detrimental impacts of overshadowing or dominance upon the surrounding area.

The proposal would include new windows on the front and rear elevations. These would be positioned above existing windows on the front and rear elevations. It is not considered that the proposed windows would have any further impacts of overlooking upon the surrounding area than the existing windows.

Recommendation

Grant planning permission

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