

Address:	18-28 Hatton Wall London EC1N 8JH	
Application Number:	1) 2008/1886/P 2) 2008/1888/C	Officer: Sara Whelan
Ward:	Holborn & Covent Garden	
Date Received:	07/04/2008	
Proposals:		
<p>1) Demolition of Nos.20-24 Hatton Wall and replacement with six storey building plus basement to provide light industrial use (Class B1(c)) at basement level and ground floor level and office use (Class B1) at first floor and upper storeys; change of use, refurbishment and extension of Nos.26-28 Hatton Wall to residential use (Class C3) providing two 1-bed units and one 2-bed unit on upper floors with retained retail use (Class A1) at ground floor level, including erection of new mansard roof; and change of use of No.18 Hatton Wall from office use at ground floor reception level (Class B1) to retail use (Class A1); and associated works.</p> <p>2) The demolition of Nos.20-24 Hatton Wall</p>		
Drawing Numbers:		
<p>1) Site Location Plan PL(00)002; PL(03)000; PL(03)001; PL(03)001; PL(03)003; PL(03)004; PL(03)099; PL(04)001; PL(04)002; PL(05)001; PL(05)002; PL(05)003; PL(05)004; PL(03)100; PL(03)101 Rev 01 ; PL(03)102; PL(03)103; PL(03)104; PL(03)105; PL(03)106; PL(03)199; PL(04)101; PL(04)102; PL(05)101; PL(05)102; PL(05)103; PL(05)104; PL(05)110; PL(05)201; PL(05)202; PL(05)203; PL(05)204; PL(05)001; 002; 003; 004; 101; 102; 103; 104; 110; Planning Statement; Report on Energy Strategy; Breeam Offices Assessment; Archaeological Desk Based Assessment; BRE Daylight / Sunlighting Report March 2008; Acoustic Report; Sustainability Statement; PPG15 Statement of Heritage Issues; Transport Statement Final Report; Lifetimes Homes Report.</p> <p>2) Site Location Plan PL(00)002; PL(03)000; PL(03)001; PL(03)001; PL(03)003; PL(03)004; PL(03)099; PL(04)001; PL(04)002; PL(05)001; PL(05)002; PL(05)003; PL(05)004; PPG15 Statement of Heritage Issues.</p>		
RECOMMENDATION SUMMARY:		
<p>1) Grant planning permission subject to conditions and a Section 106 Legal Agreement</p> <p>2) Grant conservation area consent subject to conditions</p>		
Applicant:	Agent:	
Diamondpool Ltd c/o Agent	DP9 100 Pall Mall LONDON SW1Y 5NQ	

ANALYSIS INFORMATION

Land Use Details:			
	Use Class	Use Description	Floorspace (Net Internal Area)
Existing	B1a Business – Office		1740 m ²
	A1 – Shop		136 m ²
	B1c – Light Industrial (Jewellery)		314 m ²
	B1c – Light Industrial (Other)		115 m ²
Proposed	B1a Business - Office		2,246 m ²
	A1 - Shop		184 m ²
	B1c – Light Industrial (Jewellery)		314 m ²
	B1c – Light Industrial (Other)		519 m ²
	Residential		219 m ²

Residential Use Details:	
	Residential Type/Bedroom/Units
Proposed	3 Residential Flats (2 x 1bed and 1 x 2bed)

Parking Details:		
	Parking Spaces (General)	Parking Spaces (Disabled)
Existing	3	0
Proposed	3	0

OFFICERS' REPORT

Reason for Referral to Committee:

The proposal is defined as a 'major' application comprising more than 1,000 sqm of non-residential floorspace. Any grant of permission would also require the conclusion of a Section 106 Planning Obligation relating to, inter alia, matters outside the normal scheme of delegation [Clauses 3 (i) and (vi)].

Members are advised that the application is one that should be determined within 13-weeks, the expiry of which is the 25th July 2008.

1. SITE

- 1.1 The site is located in the Hatton Garden Conservation Area and consists of a number of former industrial/warehouse buildings that surround a small open courtyard area, known as 'Black Bull Inn Yard'. The site is woven around mid and late 19th century structures and has a road frontage onto Hatton Wall.

- 1.2 Leather Lane to the west of the site is a narrow medieval street that has numerous shops at ground floor level and a weekday market. Other predominant uses in the area include offices, workshops and residential.
- 1.3 Hatton Wall is a narrow street that contains buildings predominantly three or four storeys high. The ground gently slopes downwards from west to east, and the buildings subsequently visually decrease in height. The application site fronting Hatton Wall comprises three existing buildings. To the west of the site is a pair of late 19th century brick built properties known as nos. 26-28. These are three storeys high with original shallow pitched mansard roofs that are located behind a high brick parapet, which incorporates recessed brick panels. These properties have undergone a number of later alterations, including replacement windows and shopfronts. Neighbouring the above pair of buildings to the east is a later property known as nos. 20-24 that occupies a double plot width and continues the parapet height. This building has a random pattern of fenestration with steel windows and loading platforms, and appears to have been substantially reconstructed. Beyond this to the east is a recently constructed four storey residential building at no. 18 Hatton Wall.
- 1.4 The Black Bull Inn Yard is a small open, tarmaced yard that is used for parking and is privately owned. The yard can be accessed from Hatton Wall. On the west side of the yard are two adjoining buildings. The larger of these buildings is four storeys high with a raised basement. This building has a rendered façade, which dates from 1950s with a large metal window. The neighbouring building is older and is three storeys high with raised basements. A large external fire escape is fixed to the front of the building.

2. THE PROPOSAL

- 2.1 The applications seek conservation area consent to demolish nos. 20-24 Hatton Wall. Full planning permission is sought for a replacement infill building, which would occupy a similar footprint. It would be a seven storey building comprising B1c light industrial workshops and B1a office space. Nos. 26-28 Hatton Wall would be refurbished to provide a new mansard roof, retaining the existing ground floor retail unit although with a new shopfront and provide three residential units above. A new retail unit is proposed at no. 18 to replace the previously consented office entrance to no. 20-24.

3. RELEVANT HISTORY

- 3.1 The premises have had various uses over the years as warehousing, light industrial units, and as offices. The site was partially used during the late 1960's and 1970's as a car park. In August 1990 conditional permission was granted for a redevelopment scheme to provide a six-storey and basement office building on Clerkenwell Road/Hatton Garden frontage; ground floor and basement retail A1 use on Leather Lane and Hatton Wall frontages; residential use on first floor to fourth floor and fifth upper floors on Leather Lane frontage, and workshop B1(c) use on first to second and third floors of Hatton Wall with ancillary access, servicing and car parking in the basement.

- 3.2 Further applications have been submitted for buildings on Hatton Wall with various proposals for conversions and changes of use to residential accommodation having been refused, and a related appeal in 1999 being dismissed.
- 3.3 **29 October 2003** (PSX0104353/R1) Refurbishment, recladding and extension of existing building to provide offices, light industrial and retail floor space, and the erection of a new building on Leather Lane to provide retail and residential floor space, and the provision of ancillary access, car parking, and servicing. Planning permission granted subject to legal agreement for:
- Car free development (residential) for Leather Lane frontage.
 - Green travel plan.
 - Environmental improvements.
 - Two of the Class B1 (c) units light industrial (180 sqm) to be secured as start up units with 75% market value rent floor 10 years and nomination rights for tenants reserved by the council.
 - B1 (c) units shall be completed and available for occupation prior to the completion of the remainder of works on the site.
 - The proposed light industrial units are retained as Class B1 (c).

Subsequent applications have followed for the discharge of conditions relating to materials and finishing, soil and archaeological investigations.

This planning permission has been partially implemented. Therefore the extension and refurbishment of no. 20-24 could also be implemented. This planning permission allowed a two storey roof extension and comprised 271 sqm of replacement B1c floor space. This planning permission is a material planning consideration in the assessment of this application.

4. **CONSULTATIONS**

Statutory Consultees

- 4.1 English Heritage has considered the proposal and do not wish to offer any comments on this occasion. These applications should be determined in accordance with national and local policy guidance on the basis of the council's specialist conservation advice.
- 4.2 The Metropolitan Police (Crime Prevention Design Adviser) have commented at pre application stage. All recommendations suggested at pre application stage have been incorporated within the scheme. The Metropolitan Police have no objections to the proposal.

Conservation Area Advisory Committee

- 4.3 None required to be consulted

Local Groups

4.4 None required to be consulted

Adjoining Occupiers

<i>Number of letters sent</i>	60
<i>Total number of responses received</i>	25
<i>Number in support</i>	0
<i>Number of objections</i>	22

4.5 The following objections have been raised: -

- Occupiers pass work onto each other and it is paramount that the independent jewellers stay as a unit. The current building keeps the suppliers, manufactures and retailers within close proximity. In addition the other small businesses including designers, PR agencies, illustration graphic design, architectural, interior agencies, multi media designers, web-designers, writers and photographers intersect with each other in the building. Vital information is exchanged and businesses commission each other.

Officer response: Upon completion, the new building would provide a total of 833 sqm of B1c floorspace and 314sqm of this to be secured for jewellery uses. In addition 180sqm of the dedicated jewellery workshop space would be secured to be start up units rented at an affordable rent. The jewellery floorspace and 180sqm of affordable floorspace would be secured by a Section 106 Agreement (S106). The proposal would result in a Net Internal Area (NIA) uplift of 522 sqm. The proposed B1c floorspace at basement and ground floor levels would provide 20 individual units at all times. This would be secured by a S106 and would ensure that the replacement building is occupied by a variety of businesses working in close proximity to each other, similar to the existing situation.

- Workshops have recently been refurbished which have taken time and effort to achieve

Officer response: The council understands that tenants have invested time and effort into the existing building however the owner of the building has the right to refurbish their property and the time and effort invested into the existing building is not a material planning consideration.

- The closure of the building would split the group and be detrimental to all our businesses and stability. Camden has a duty to relocate all the jewellery business and others throughout the construction phase.

Officer response: The existing building is in a state of disrepair and the owner has the right to refurbish the building if desired. Throughout the demolition of the existing building and construction of the new building occupants would have to be relocated. The applicants have agreed to schedule the displacement of existing tenants in accordance with the creation of new B1c workshop accommodation at Arundel House, Kirby Street. It is hoped that the existing tenants can occupy the newly constructed workshops. An informative would be attached to any permission granted advising the applicant of this scheduling agreement.

- Many businesses at the site have relocated in the past 5 years after another great hub of jewellery workshops, Clerkenwell Studios were also redeveloped. Once the works at this site were complete the rent was far too high to be attractive to jewellery workshops and the building is only occupied by offices.

Officer response: A NIA of 180sqm of the proposed B1c floorspace would be secured to be at 75% of the market value of B1c floorspace for a period of 10 years from the first occupancy of the building. In addition to the proposed affordable units a total of 833 sqm would be provided for B1c uses. This would be secured by a S106 agreement. Therefore the basement and ground floors would provide a minimum of 20 workshops, some being affordable. The ground and basement floors would not be occupied by one large tenant.

- Camden Council in association with the London Development Agency is supposed to be protecting and aiding the development of the jewellery trade in Hatton Garden. If affordable workshop spaces continue to be lost then businesses will be forced to relocate and it will not be long before Hatton Garden ceases to be a specialist jewellery centre.

Officer response: The council is determined to support the jewellery industry in Hatton Garden and recognises that it is internationally significant. The existing lawful use of the site is B1, and there is no legal agreement associated to the property to secure any of the floorspace as B1c or specifically for the jewellery sector. Therefore the proposed B1c floorspace, part of which would be affordable rental prices would be legally secured. This is an improvement compared to the existing situation where tenants are on short term leases and the owner could end these leases and only accept B1a office occupiers if desired.

- The suggestion to position workshops in the basement would not work. Firstly it is unlikely that the space currently occupied by jewellery workshops could be recreated over one floor. Secondly, the lack of natural light would be detrimental to the quality of jewellery being produced, jewellers rely on the natural source of light to determine stone colours and settings.

Officer response: Amended plans have been received increasing the amount of B1c floorspace. The majority of the basement and ground floorspace would be dedicated to B1c uses (not including the plant room and staircase/entrance). A NIA of 259sqm of jewellery workshop space would always be provided at ground floor level. This amount of floorspace dedicated to jewellery workshop space would be secured by a Section 106 Agreement. It is considered that this area would have acceptable access to light and ventilation. A proportion of jewellery workshops may remain at basement level however this amount and quality is no worse than the existing situation.

- Concern regarding the noise and disruption of the project upon surrounding residential units.

Officer response: An informative would be attached to any permission stating that noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. The council's environmental health department should be contacted if works are carried out before 08.00 and after 18.00 Monday to Friday

and before 08.00 after 13.00 on Saturday. No works should be carried out at all on Sundays and Public Holidays.

- The existing building adds to the historical and conservation nature of the area. The character of the area will be badly affected by the addition of two stories. Why does it need to be knocked down?

Officer response: The existing building is not considered to make a positive contribution to the conservation area therefore its demolition is considered acceptable subject to a satisfactory replacement. The principle of a two storey roof addition has previously been agreed. The proposal would have no further impacts upon the conservation area than the previous planning permission.

- The process of consultation has been ineffective as the public notice is hard to spot and the local paper where the notice is published is not in this area.

Officer response: Two site notices have been erected for a period of 21 days and the public notice in the Ham and High newspaper is a procedure adopted in Camden's minimum consultation standards adopted in 2000; revised Nov 2004 and Oct 2005.

- The block of flats next door to this building are still not let after two years

Officer response: Unrelated to the development site. The council welcomes the provision of three residential dwellings on this site. Policy H1 support increases in residential accommodation and housing is considered the priority use of the replacement UDP.

- The proposed building would have detrimental impacts of overshadowing upon 100 Leather Lane.

Officer response: A daylight and sunlight report has been submitted as part of the application, this has taken calculations from the rear windows on 98 Leather Lane which is closer to the application site than 100 Leather Lane. It is not considered that any significant impacts of loss of daylight levels or sunlight would occur upon properties fronting Leather Lane. In addition it must be noted that a two storey roof extension within a similar envelope to that proposed has been previously approved at this site.

- As the buildings are not numbered on the street it is not clear which building is to be demolished.

Officer response: The plans and supporting documents clearly indicate which building is to be demolished.

- Surrounding businesses are concerned about the amount of dust to be created throughout the construction and the vibration the proposed construction would create. In addition they need constant access to the rear of premises which face onto Black Bull Yard.

Officer response: This is not a material planning consideration. However, the demolition and construction of the replacement building would be required to be carried out in accordance with environmental health standards.

5. **POLICIES**

Replacement Unitary Development Plan 2006

- 5.1 S1/S2 – Sustainable development
- S13/S14 – Economic activities
- SD1 – Quality of life
- SD2 – Planning obligations
- SD3 – Mixed use development
- SD6 – Amenity for occupiers and neighbours
- SD7 – Light, noise and vibration pollution
- SD8 – Disturbance
- SD9 – Resources and energy
- SD10 - Hazards
- H1 – New housing
- H7 – Lifetime homes and wheelchair housing
- H8 – Mix of units
- B1 – General design principles
- B3 – Alterations and extensions
- B7 – Conservation areas
- N4 – Providing public open space
- N5 - Biodiversity
- T1 – Sustainable transport
- T3 – Pedestrians and cycling
- T8 – Car free housing and car capped housing
- T9 – Impact of parking
- T12 – Works affecting highways
- E1 - Location of business uses
- E2 – Retention of existing business uses
- E3 – Specific business uses and areas

Camden Planning Guidance 2006

- 5.2 The following sections of the Camden Planning Guidance are of particular relevance to the application:

Access for all; Biodiversity; Built form; Car free and car capped housing; Conservation areas; Construction and demolition; Cycle parking and storage; Daylight and sunlight; Designing safer environments; Design; Lifetime homes and wheelchair housing; Noise and vibration; Overlooking and privacy; Planning obligations; Public open space; Residential development standards; Sustainable buildings

Supplementary Planning Policies

- 5.3 Hatton Garden Town Conservation Area Statement

6. ASSESSMENT

6.1 The principle considerations material to the determination of this application can be summarised as follows;

- Land use – mixed use characteristics of the site and jewellery district
- Impact upon the Hatton Garden Conservation Area
- Size, mix and quality of the residential units
- Transport and Parking
- Sustainability

Land use – mixed use characteristics of the site and jewellery district

6.2 The planning permission granted in October 2003 has a similar use split – albeit as part of a change of use and extension rather than redevelopment – to that proposed in this instance. The previous scheme provided 271 sqm of B1c jewellery workshop space. The previous planning permission has been part implemented and can therefore be fully implemented at any point in the future. It forms a significant material consideration in the determination of this application.

6.3 Policy SD3 states that the council will seek a mix of uses in development, including a contribution to the supply of housing, and will not grant planning permission for development that reduces the amount of floorspace of secondary uses. However, the policy goes on to state that a smaller housing provision may be acceptable in Hatton Garden as it is considered that the replacement of business space (in Use Classes B1, B2 or B8) by housing could place pressure on the stock of premises available for small jewellery workshops and related light industry. Policies SD3, E2 and E3B will be applied in the area to prevent a net loss of workshops (light industry) and support Hatton Garden as an internationally significant jewellery sector.

6.4 Provision of Light Industrial/Workshop Accommodation - The existing building comprises five floors (including basement) of flexible B1 business uses including, B1a (offices) and B1c (light industrial). The internal fabric of the building is subdivided to provide approximately 30 individual workshops/small offices; in addition there is ancillary secure storage at basement level mainly used by jewellery tenants on the upper floors. The existing building comprises a NIA of 314 sqm of jewellery workshop space, 115 sqm of other workshop space and 1740 sqm of office space. The existing building is not restricted in any way to ensure that jewellery workshop space is retained. The proposal seeks to demolish the existing building at no. 20-24 and replace it with seven floors (including basement) comprising NIA of 2,246 sqm of B1a (offices) and 833 sqm of B1c (light industrial) 314 sqm of the 833 sqm would be secured as jewellery workshops. The B1c floorspace would be secured by a S106.

6.5 The council recognises that Hatton Garden is an internationally significant jewellery sector. The application site currently accommodates 314 sqm of jewellery workshop space and 115 sqm of other B1c floorspace. Sub-paragraph 1.28 of the UDP states that a net loss of B1c workshops (light industrial) in this area will not be supported. The proposal would provide 833 sqm of B1c floorspace, 314 sqm of this

floorspace would be dedicated to jewellery workshops. Of this 314 sqm, 180 sqm would be affordable jewellery workshop space and 259 sqm would be provided at ground floor level at all times and not below. It is considered that the quantity of the replacement B1c floor space is acceptable and in line with the councils policies. The proposed B1c floorspace would be secured by a Section 106 agreement to remain as B1c floorspace, a NIA of 180 sqm would be secured to be affordable and a NIA of 259 sqm of jewellery workshop space would be at ground floor level at all times.

- 6.6 The proposed B1c floorspace would be located on the basement and ground floors. A section 106 agreement would ensure that 259 sqm of the dedicated jewellery workshop floorspace shall be provided at ground floor level. The remaining 55 sqm of jewellery floorspace could be provided at basement level. The jewellery workshops located at basement level would replace existing jewellery workshops at this level. Although these workshops would not have natural ventilation they would have access to natural light, a mechanical extractor fan system and air cooling. On balance it is considered that the proposed basement workshops would be acceptable and would not be any worse than the existing jewellery workshops at basement level. In addition there would be a net increase in the internal area of B1c floorspace. The jewellery workshops provided at ground floor level would have access to natural ventilation and light. This is considered acceptable and would provide well ventilated and well lit workshops replacing the existing quality of jewellery workshops on the upper floors of the existing building.
- 6.7 The council would seek to secure through a legal agreement (S106) that 180 sqm of the light industrial floorspace is provided for the jewellery trade, with a 75% market rent for ten years, the level of which to have been agreed by the Council with nomination rights for tenants reserved by the Council. Lawful use rights should also be removed from the total 833 sqm of B1c industrial floorspace, to ensure the units do not revert to B1a or B1b. These requirements are in line with the agreed S106 from the previous scheme.
- 6.8 The proposed plans have not been illustrated to show how the floor plates would be subdivided. However, a S106 would be secured to ensure that a minimum of 20 individual workshop spaces/small offices would be provided at ground and basement level. The aim of the council is to ensure that the B1c floorspace is not occupied by one large business and that the vitality and viability of the Hatton Garden business area is maintained. It is considered that the mixture of uses within the scheme and a S106 securing B1c (light industrial) floorspace and securing 20 individual units would ensure that accommodation suitable for small firms would be provided. The upper floors have been illustrated as office space. This use would not be restricted to provide small units therefore the space could be used as flexible B1 floorspace in the future. The flexibility of the upper floors would allow for one large tenant to occupy the space or a variety of smaller occupants depending on the markets demands in the area. Considering the net increase in B1c floorspace, the jewellery workshop space at ground and basement floors and the affordable jewellery workshop space secured by a S106, it is considered that the amount of small units to be secured by a S106 and the flexible B1 use on the upper floors is acceptable.

Impact upon the Hatton Garden Conservation Area

- 6.9 Demolition of existing building - The proposal seeks the demolition and redevelopment of nos. 20-24. The Hatton Garden Conservation Area statement does not identify the building as making a positive contribution to the conservation area. However, the Hatton Garden Conservation Area statement pre-dates current guidance, therefore the proposed demolition has been assessed against the criteria within English Heritage's *Guidance on Conservation Area Appraisals* document (2006). It is considered that, due to the buildings heavily altered state and poor patch repair, its intrinsic architectural merit has been denuded to a degree that it does not qualify as a positive contributor to the character and appearance of the conservation area. On this basis there are no objections to the principle of the demolition of nos. 20-24 Hatton Wall.
- 6.10 Replacement building at nos. 20-24 – New development should be seen as an opportunity to enhance the conservation area and PPG15 states that the replacement of buildings '*should be a stimulus to imaginative, high quality design, and [be] seen as an opportunity to enhance the area*'. The principle of refurbishing and extending the building has been agreed by planning permission PSX0104353/R1. This planning permission allowed a two storey roof extension and the recladding of the existing building.
- 6.11 The existing building is 19.6m high, the previous consent allowed a two storey roof extension 20.8m high from ground level. The proposed building would be 21.2m high from ground level. Due to the narrow width of the street and slope of the land, it is considered that the height of the proposed building would have a minimal impact on views from Hatton Wall. The fourth and fifth floor would be set back from the front building line by 3.8m and 9.6m respectively. The upper floors may be visible in long views from Leather Lane and Baldwin Gardens, and from the junction of Hatton Garden and the easterly part of Hatton Wall. However considering the varied heights of buildings on Leather Lane and Hatton Wall it is not considered that the upper floors would have any detrimental impacts upon the character and appearance of the conservation area. In addition the proposed replacement building is similar in terms of bulk and massing to the extant planning permission. Therefore it is not considered that the current proposal would have any further impacts upon the character or appearance of the conservation area compared to the previous planning permission.
- 6.12 The building types within the Hatton Garden Conservation Area are varied, but there are many examples of 19th Century and 20th Century warehouse, workshop and light industrial buildings. These are usually brick faced, with some 20th Century buildings using concrete or render on an expressed frame supporting large windows. The proposed replacement building picks up on this tradition and seeks to emulate it, using a detailed brick frame with large metal framed windows within this. Floor plates and steel frame construction are expressed. Contemporary detailing of the fenestration and entrance area and the use of polychrome, detailed brickwork ensures that the building will not appear as a diluted pastiche. To this end the façade treatment and general form of the building is considered to preserve the character and appearance of the conservation area. Brick sample panels,

demonstrating the brick type, face bond and pointing are recommended to be sought via planning condition in order to ensure the quality of the façade.

- 6.13 New shopfronts at no.18 and nos. 26-28 – The existing shopfronts on Hatton Wall at ground floor level are modern and are constructed in aluminium with brick stall risers. The removal of these shopfronts is considered to be acceptable, and the proposed replacement and new shopfronts are acceptable in terms of materials and detailed design.
- 6.14 Alterations to nos. 26-28 – The existing building is 14m high from ground level when viewed from the front elevation. It has a mansard roof, the eaves are slightly lower than the ridge of no. 64 Leather Lane. The extant planning permission granted consent for a roof extension with a maximum 15m height from ground level and a new shop front. The proposed extension to no. 26-28 would be 15.8m high from ground level when viewed from the front elevation. The height of the eaves would be level with the ridge of no. 64 Leather Lane. The height of the proposal would be read in line with the additional storeys at nos. 20-24. It is not considered that the additional height proposed at nos. 26-28 would have any detrimental impacts upon the conservation area and would have no further impacts upon the character and appearance of the conservation area compared to the extant planning permission.

Size, mix and quality of the residential units

- 6.15 This application includes 2x1 bed units to be located on the first and second floors, and 1x2 bed unit would be located on the third and fourth floors of no. 28 Hatton Wall. The residential units would be self contained and have access via a communal staircase onto Hatton Wall. The 1 bed units would provide a double bedroom and could be occupied by 2 people. The overall floor space of these units would be 48 sqm and the double bedrooms would be 15 sqm each. The 2 bed unit would provide two double bedrooms and could be occupied by a maximum 4 people. The overall floorspace of the unit would be 119 sqm and the double bedrooms would be a minimum 15 sqm each. The proposed residential units would comply in terms of floorspace and room sizes.
- 6.16 The proposed residential units would front onto Hatton Wall and all habitable rooms would have external windows. It is considered that the proposed units would have sufficient standards of daylight and sunlight. The proposed units would have a minimum separation distance of 8.5m to buildings on the opposite side of Hatton Wall. It is considered that this cross-street separation distance is typical in the area and would not result in any significant level of overlooking between buildings.
- 6.17 A report detailing how the 16 standards of the Lifetime Homes can be met has been submitted as part of the application. Not all of the 16 standards can be achieved. However this is considered acceptable considering the proposal is converting an existing building and not a new building.
- 6.18 The three residential units would have an allocated cycle parking space per dwelling. These cycle spaces have been provided within the site adjacent to the vehicular entrance of the site. The occupants of these units would have access via

the secure gated entrance to the three dedicated cycle spaces. The details of this will be secured in the management plan of the scheme.

Transport and Parking

- 6.19 Travel Plan - Hatton Wall is a one-way street within the Clear Zone Region. There is an existing vehicular access to the site and access to public transport is excellent (PTAL 6b). It is considered that the impacts of the proposed development would be significant and therefore a travel plan is required. The significant component of this development is the commercial use; therefore this should be presented in the form of a workplace travel plan. The applicant has submitted a travel plan which is considered acceptable however; a complete workplace travel plan is recommended to be secured through a S106.
- 6.20 Pedestrians and cycling – The proposal includes provision of B1a, B1c, A1 and C3 floorspace. In total, 19 cycle parking spaces are required for the proposed B1 uses (including visitor spaces). Three spaces are required for the residential units. No spaces are required for the A1 uses. In total, 22 cycle parking spaces are required for the proposal overall. The proposal does include 22 cycle parking spaces however not all of these spaces have been designed to the required parking standards. A condition is recommended requiring details of the proposed cycle parking to be submitted.

Sustainability

- 6.21 A BREEAM pre-assessment has been submitted to accompany this application. It indicates that the development can achieve a 'Very Good' rating under the assessment. This meets the requirements of the CPG. The report highlights that the scheme achieves the required 60% on energy and water and 40% on materials. A S106 legal agreement would be secured in order to ensure a full BREEAM assessment prior to the implementation of the scheme.
- 6.22 The CPG specifies that 10% of energy requirements of the development should be provided through renewable energy sources. However, this has been superseded by further amendments to the London Plan in February 2008, which specifies that new developments should aspire to meet a 20% target. The applicants have indicated that they intend to meet the 20% target required by the London Plan, using ground source heating and cooling technology. This is welcomed in policy terms, although a detailed assessment is recommended to be submitted as part of the pre-construction review.
- 6.23 Policy N5 seeks to ensure that new development conserves and enhances wildlife habitats by greening the environment. The applicants have proposed a sedum roof at the site on the roof of the fifth floor. The flat roof at lower levels would be accessible out door space to the B1a offices and would therefore not be green roofs. The proposed sedum roof at fifth floor level is welcomed by the council.

Other issues

- 6.24 Archaeology - The proposals are not considered to have an affect on any significant archaeological remains. The submitted archaeological desk based assessment has shown that the site has been extensively developed in the past, with the present buildings already being basemented. It is also known that deep basement levels exist in the site, which have been observed during geotechnical works. The present basement levels are significantly deep below ground level to have removed any archaeological remains that may once have been present on the site. It is not considered that the further lowering of these levels will have any archaeological implications and the proposal is considered acceptable.
- 6.25 Contaminated Land - The former uses of the site and adjacent uses could have potentially led to contamination at the site. Therefore it is recommend that a condition be attached to any permission granted requiring an investigation be undertaken prior to any construction/demolition taking place and that any remedial works required be agreed with the Council.

7. CONCLUSION

- 7.1 The proposed redevelopment of the site is acceptable in both use and conservation area terms. The increase in office space, replacement of the existing jewellery workshops, increase in retail space and the proposed residential use is welcomed in strategic and local terms. The existing building is of no particular merit and the replacement building is of a scale and design that would enhance the character and appearance of the conservation area and be of greater benefit than the existing. The mix of residential unit sizes is acceptable and meets internal space standards. Other conditional controls are sufficient to address transport, site contamination and sustainability objectives.
- 7.2 Planning Permission is recommended subject to a S106 Legal Agreement.

8. LEGAL COMMENTS

- 8.1 Members are referred to the note from the Legal Division at the start of the Agenda.

9. RECOMMENDATION

- 9.1 That planning permission be granted subject to conditions and to the satisfactory conclusion of a Section 106 Planning Obligation covering the following heads of terms:
- The residential accommodation located on the Leather Lane frontage shall be permanently designated as car free;
 - The submission and implementation of a workplace travel plan;
 - The submission and implementation in accordance with a Construction Management Plan. The Section 106 agreement shall state that the

Construction Management Plan shall be approved prior to any works starting on site and the approved plan shall be followed, unless otherwise agreed with the Highway Authority concerned;

- The submission of a Servicing Management Plan being submitted for approval prior to any works starting on site, and approval to be reserved by condition.
- A financial contribution of £30,000 to repave the footway adjacent to the site and for highways improvements on Hatton Wall and Leather Lane and the vehicular crossover;
- A net internal floorspace of 180 sqm of the Class B1(c) industrial units on Hatton Wall shall be provided for the jewellery trade, as start up units, with a 75% market value rent for ten years, the level of which should be agreed by the Council with nominations rights for tenants reserved for the Council;
- The proposed net internal floorspace of 833sqm of B1(c) light industrial units are to remain solely within the auspices of Class B1(c), and all existing lawful use rights permitting change to uses within Class B1(a) and B1(b) shall be discontinued;
- Submission of any relevant BREEAM and energy assessment prior to works commencing on site.
- Post construction review to ensure that the development has met 'very good' targets as outlined by the applicants.
- The ground and basement floor of the replacement building should at all times provide accommodation for 20 individual businesses.

10. RECOMMENDATION 2 and 3

- 10.1 In the event that the applicant fails to conclude the Section 106 within the 13-week period, that it be delegated for permission to be refused on grounds relating to the loss of B1c floorspace and a net loss of small businesses and failure to enter into an undertaking for car free agreement, submission of a BREEAM and energy assessment, post construction review, workplace travel plan, securing 20 individual units, the construction management plan, service management plan, highway works, securing the 833 sqm of floorspace as light industrial units, securing 180 sqm as affordable jewellery workshop space and the payment of the various financial contributions.
- 10.2 In the event that the applicant fails to conclude the Section 106 for the planning application that conservation area consent for the demolition of the existing building should be refused on the grounds of the absence of a suitable replacement scheme.

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