

Delegated Report		Analysis sheet		Expiry Date:		26/12/2006	
		N/A / attached		Consultation Expiry Date:		30/11/2006	
Officer				Application Number(s)			
Gareth Wilson				2006/3887/P			
Application Address				Drawing Numbers			
16 Greville Street London EC1N 8SQ				See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		Date:		
Proposal(s)							
Replacement of ground floor rear window, replacement of rear gates of courtyard with brick wall and doorway, repaving of the courtyard, replacement of pavement lights at front elevation.							
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	03	No. of responses	00	No. of objections	00
Summary of consultation responses:		Site notice. No responses					
CAAC/Local groups* comments: *Please Specify		N/a					

Site Description

A building comprising basement, ground and four upper floors. Located on the south side of Greville Street, within a terrace of properties some of which back onto Bleeding Heart Yard. Access to the existing rear courtyard is via Bleeding Heart Yard. The courtyard currently accommodates a small area used as a car parking space, and a small storage building. The building is in use as offices and workshop space for a firm (Cool Diamonds) operating within the jewellery trade. The site is within the Central London Area and Hatton Garden Conservation Area.

Relevant History

2005/5283/P Granted PP for the Erection of a ground floor single storey rear extension to provide additional B1 space.

Relevant policies

Set out below are the UDP policies that the proposals have primarily been assessed against, together with officers' view as to whether or not each policy listed has been complied with. However it should be noted that recommendations are based on assessment of the proposals against the development plan taken as a whole together with other material considerations.

S1, SD1, B1, B3, B7, T11

Assessment

Replacement of ground floor rear window with a 3x2 pane window. This is acceptable subject to requiring framing material to match that of the 1st floor rear elevation windows, i.e. painted timber.

Replacement of rear gates of courtyard with brick wall and doorway. The existing rail gates are an anomaly within Bleeding Heart Yard, but they do allow passive surveillance onto the rear of the building. The loss of the gate will not impact on the C.A. and is not objected to.

There is no objection the construction of the brick wall that to align with the adjoining building (No. 1 Bleeding Heart Yard). All the buildings fronting Bleeding Heart Yard are attractive brick built properties. It is therefore considered that should planning permission be granted, the facing bricks should match the adjoining and remain unpainted. A condition is recommended to require this. A condition is also recommended, should the application be approved, reserving details of the rear external door that would be installed to ensure it fits with the rest of Bleeding Heart Yard.

Repaving of rear courtyard would create a greater than 1:20 ramped area and is not therefore subject to rules governing ramps. The repaving is welcomed as it would improve access for all to the building.

Replacement of pavement lights at front elevation. Existing pavement lights of little interest to street scene, if replaced there should be little perceivable impacts on the character of the C.A. or appearance of the building.

The new wall and gate would result in the loss of a small car park. The availability of a non-residential private parking space encourages the use of cars for trips that could be made by other methods. (T11). The Council seeks to reduce the volume of motor vehicles on Camden's roads. This is an area that has good access to public transport; Farringdon Road Station – underground services and Thames Link and buses along Farringdon Road, Clerkenwell Road and Holborn. It is considered that the nature of the business carried out within the building would not be adversely affected by the loss of the parking space, and the consequent reduction in commuter car travel is welcomed by the Council's policies. As a consequence it is considered that the loss of the existing parking area, which in any case fails to meet the minimum standards for a parking space, is acceptable.

Conclusion

The works are considered acceptable, it would not harm the appearance of the building or the special character of Bleeding Heart Yard within the Hatton Garden Conservation Area. The application complies with all relevant policies. **Application recommended for approval.**

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