

Delegated Report		Analysis sheet		Expiry Date:		06/10/2006	
		N/A / attached		Consultation Expiry Date:		14/09/2006	
Officer				Application Number(s)			
Elaine Quigley				2006/3516/P			
Application Address				Drawing Numbers			
Flats 3.3 & 3.4 The Ziggurat 60-66 Saffron Hill London EC1N 8QX							
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		Date:		
Proposal(s)							
Conversion of two existing flats into a single flat (Class C3).							
Recommendation(s):		To grant planning permission subject to conditions					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	00	No. of responses	00	No. of objections	00
Summary of consultation responses:		No letters of objection were received as a result of the display of a site notice (expired 14/09/2006)					
CAAC/Local groups* comments: <small>*Please Specify</small>		None required.					

Site Description

The application site is located on the corner of Saffron Hill that lies to the west, Saffron Street that lies to the south and Onslow Street that lies to the east. It is occupied by a six storey warehouse building that was converted to residential units in 1994 (see planning history below). The site is surrounded by a mix of commercial and residential development. The building is not listed but is within the Hatton Garden Conservation Area.

Relevant History

50/1993

Planning permission was granted on 16/05/1950 for the erection of a warehouse building of basement and 6 storeys on the site of 60-66 Saffron Hill forming the extension to the existing warehouse building at 5-11 Onslow Street.

PL/9400154/R1

Planning permission was granted on 26/08/1994 for the change of use from B1 use class to 61 residential flats, including works of conversion and erection of a roof extension at Onslow House, 61-66 Saffron Hill and 5-11 Onslow Street.

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.

Adopted Replacement Unitary Development Plan 2006

S1 and S2 'Strategic policies', H3 'Protecting existing housing', H8 'Mix of units'.

Assessment

Planning permission is sought for the conversion of two existing flats into a single flat (Class C3). This would be achieved by removing a dividing wall between the separate hallways of the flats. The applicant has confirmed in the letter dated 10 August 2006 that no external alterations are proposed as part of the scheme.

The main issue to consider as part of the scheme is:

- The loss of one residential unit

Loss of residential accommodation

Policy H3 of the adopted Replacement UDP confirms that the Council will resist proposals that lead to a net loss of residential floorspace. The policy also states that planning permission will not be granted for a development that involves the net loss of two or more residential units. This application would result in the loss of one residential unit. Although this is not ideal, given the need to increase the supply of housing in the Borough, there are no specific policy objections relating to the loss of one residential unit. The conversion to one flat would result in an overall floor area of 172 sqm. Although not specified on the drawings submitted with the application the proposed flat provides the flexibility for a larger unit that can be used by a range of household sizes, including families. This would comply with policy H8 of the adopted UDP and would be considered acceptable.

Conclusion

The proposal would be considered acceptable in terms of the loss of a single residential unit and would be recommended for approval.

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