

Delegated Report (Members Briefing)		Analysis sheet N/A / attached	Expiry Date: 29/04/2014
			Consultation Expiry Date: 17/04/2014
Officer Fergus Freaney		Application Number(s) 2014/1627/P	
Application Address Sienna Buildings 47/48 Hatton Gardens London EC1N 8EX		Drawing Numbers See decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature
Proposal(s) Erection of projecting balconies on the 1st, 2nd, 3rd, 4th and 5th floor rear elevation of flats.			
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	45	No. of responses	09	No. of objections	04
Summary of consultation responses:	<p>No. electronic 09</p> <p>Site notice: 25/03/2014 – 15/04/2014 Press notice: 27/03/2014 – 17/04/2014</p> <p>5 letters of support received</p> <p>4 letters of objection received, summarised as follows:</p> <ul style="list-style-type: none"> - The balconies would add to noise within the tightly confined area. <i>Officer comment: Given the residential nature of the site and modest size of the balconies it is unlikely that noise issues will be excessive. Nonetheless if noise becomes a nuisance, it will need to be reported to the Council's Environmental Health Team for investigation</i> - The balconies would overlook adjoining windows and terraces. <i>Officer comment: Please see section 7-10 of the report below.</i> 					
CAAC/Local groups comments:	Bloomsbury CAAC – No comments received.					

Site Description

The site is located on the east side of Hatton Garden. It comprises a 7 storey residential building. The site is not listed, but is within the Bloomsbury Conservation Area.

Relevant History

No relevant history

Relevant policies

LDF Core Strategy and Development Policies

CS1 - Distribution of Growth

CS5 – Managing the impact of growth and development

CS14 – Promoting high quality places and conserving our heritage

DP24 – Securing high quality design

DP25 – Conserving Camden’s heritage

DP26 – Managing the impact of development on occupiers and neighbours

Camden Planning Guidance 2011 (CPG1: Design; CPG6: Amenity)

Bloomsbury Conservation Area Statement

London Plan 2010

NPPF 2012

Assessment

1. Proposal:

2. Permission is sought for the installation of projecting balconies at the rear of the building from 1st to 5th floor, to replace the existing Juliet balconies.
3. During the determination period the balconies were reduced in size to lessen their impact (from 5m in width to 2.6m in width).

4. Assessment:

5. The proposed balconies would measure approx. 2.6m in width x 1.4m in depth, they would be constructed from metal and glazing and would replace the existing glazed Juliet balconies.
6. In terms of design they would be modest additions to the building, constructed from complementary materials. They would not appear obtrusive on the rear façade and are considered to be acceptable and broadly comply with Camden Planning Guidance.
7. A number of objections have been received with regard to noise levels and overlooking. As a response to this the initial proposal for balconies measuring approx. 5m in width was reduced in size to the current proposal for balconies measuring 2.6m wide.
8. It is considered that this provides a good balance between the provisions of some modest outdoor amenity space to residents of the Sienna Building, but also preserves the amenity of surrounding neighbours. Given the balconies modest measurements it would be hard to demonstrate that the types of uses which could be carried out on them would be detrimental to amenity as to warrant refusal – considering that there are already Juliet balconies and full height windows on the rear of the building.
9. The reduction in width will minimise impact on the residents on St Cross Street by setting it further away from their windows. Views onto surrounding terraces and balconies are already possible with the existing Juliet balconies and full height windows and it is not considered that the residential use would be so intensive as to seriously harm amenity.

10. Similarly, the potential for direct views into rooms of adjoining properties would not be increased above what is currently possible with the existing situation, and any views into the adjoining building to the north would be at very oblique angles and would not be direct.

11. Recommendation: Grant Planning Permission

**DISCLAIMER: Decision route to be decided by nominated members on Monday 14th July 2014.
For further information please click [here](#)**