

Delegated Report		Analysis sheet		Expiry Date:		08/07/2014	
		N/A / attached		Consultation Expiry Date:		12/06/2014	
Officer				Application Number(s)			
Sally Shepherd				1. 2014/3071/P 2. 2014/3121/L			
Application Address				Drawing Numbers			
19-21 Hatton Garden London EC1N 8BA				Refer to draft decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
<ol style="list-style-type: none"> 1. Replacement roof light and enlargement of roof light to internal courtyard and replacement of glass brick flat roof with roof light. 2. Replacement roof light to internal courtyard, enlargement of roof light and replacement of glass brick flat roof with roof light. 							
Recommendation(s):		<ol style="list-style-type: none"> 1. Grant Planning Permission 2. Grant Listed Building Consent 					
Application Type:		<ol style="list-style-type: none"> 1. Full Planning Permission 2. Listed Building Consent 					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	06	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		A site notice was displayed from 22/05/2014 to 12/06/2014 A press notice was published from 22/05/2014 to 12/06/2014 No responses received					
CAAC/Local groups* comments: *Please Specify		N/A					

Site Description

The site comprises a three storey plus mansard office building with retail on the ground floor which is located on the east side of Hatton Garden. To the rear of the site is a single storey element which the application relates to.

The building is Grade II listed and is located in the Hatton Garden conservation area.

Relevant History

8700420 – Planning permission refused on 04/06/1987 for erection of a single-storey extension at first floor level for use as offices.

9000042 – Planning permission granted on 19/07/1990 for Extension of mansard roof to incorporate extra floor (5th) for Class B1 use and the installation of dormer windows in the existing mansard roof.

8401940 – Planning permission granted on 16/01/1995 for erection of two single storey structure at first floor level to provide reception and toilet facilities.

2005/5490/P & 2006/1441/L – Planning and listed building consent granted on 13/06/2006 for retention of the change of use of part lower ground floor from office (Class B1) to gym/fitness studios (Class D2) for a temporary period.

2014/2487/L – Listed building consent granted on 06/06/2014 for demolition of internal structural walls to create an open plan space.

2014/3631/P & 2014/3822/L – Planning and listed building registered on 13/06/2014 for addition of mechanical condenser units to roof (not yet determined).

Relevant policies

National Planning Policy Framework 2012

London Plan 2011

LDF Core Strategy and Development Policies

Core Strategy

CS5 (Managing the impact of growth and development)

CS14 (Promoting high quality places and conserving our heritage)

Development Policies

DP24 (Securing high quality design)

DP25 (Conserving Camden's heritage)

DP26 (Managing the impact of development on occupiers and neighbours)

Camden Planning Guidance 2013

CPG1 (Design)

CPG6 (Amenity)

Hatton Garden conservation area appraisal and management strategy 1999

Assessment

Proposal

Permission is sought for the following:

- Replacement of two existing modern timber mono-pitch rooflights with glazed powder-coated metal rooflights
- The replacement roof light to the north will be replaced with a roof light of the same size as the existing and the rooflight to the south will be enlarged to match the rooflight to the north

Assessment

The principal considerations material to the determination of this application are summarised as follows:

- Design and the impact on the special interest of the listed building
- Impact on the amenity of adjoining occupiers (amenity)

Design/impact on listed building

The rooflights are located in an enclosed lightwell to the rear of the building at basement level and are not visible from the public realm. The existing rooflights are not original and the proposed rooflights are considered to enhance the special interest of the listed building and are considered to be acceptable.

Amenity

The lightwells are located at basement level and no new openings are proposed. The proposal would therefore have no impact on neighbouring amenity.

Recommendation

1. Grant Planning Permission
2. Grant Listed Building Consent