

Delegated Report		Analysis sheet		Expiry Date:		12/06/2014	
		N/A / attached		Consultation Expiry Date:		NA	
Officer				Application Number(s)			
Nick Baxter				2014/2487/L			
Application Address				Drawing Numbers			
19-21 Hatton Garden London EC1N 8BA				See decision letter			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Demolition of internal structural walls to create an open plan space.							
Recommendation(s):		Grant listed building consent					
Application Type:		Listed Building Consent					
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
				No. electronic	00		
Summary of consultation responses:		NA					
CAAC/Local groups* comments: *Please Specify		NA					

Site Description

The site is the basement of a grade-II-listed office building of 1905, originally built for a jeweller. It is of Portland stone with three storeys and a mansard, with retail at street level. The interior of the basement is principally of interest for its four strong rooms (two large and two small), their interiors and plan form, its parquet flooring, some remaining decorative woodwork and the servicing arrangements to the front of the building, such as vaults, goods lifts, etc.

Relevant History

2005/5490/P Granted 13/6/6 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

Relevant policies

LDF Core Strategy and Development Policies

DP24 (Securing High-Quality Design)

DP25 (Conserving Camden's Heritage)

CS14 (Promoting High-Quality Places and Conserving our Heritage)

NPPF

Assessment

The proposal is to remove a number of internal partitions - installed by a previous inhabitant to form a gym – and replace them with a new arrangement of partitions to create an office space. The stairs, entry landings and upper floors are to remain untouched.

The applicant applied for pre-app (2014/2021/PRE) and has complied with the advice given.

The 2005 application (2005/5490/P) describes how the space was B1 in the first place, but could not be let, because of “lack of natural light, difficult access and potential tenants considering the space too large”. It was therefore granted a temporary change of use to D2, with a condition of reverting to B1 if the gym left.

Being entirely internal, the alteration is unlikely to affect the character and appearance of the conservation area, apart from the proposed replacement roof lights on earlier iterations of the proposal. This part of the proposal is now the subject of a separate application.

Before the 2005 application to install the gym, the basement was shown as a single large space containing two rooms and a light well. This was then partitioned to form a large number of changing rooms, bathrooms, studios, etc. A 2003 application (2003/0537/P) shows a similar layout, except with stairs to the north.

The removal of the new partitions has mostly taken place already without the benefit of listed building consent. However, this loss is not a concern. However, the interior masonry walls form strong rooms, presumably relating to the building's original use, and they and their plan form are of historic importance and must be retained.

There is a herringbone parquet floor throughout that should be restored. Parts of it are missing and, if they cannot be identically repaired, surviving parts should be consolidated to leave an inconspicuous area which can be floored in a slightly different pattern with reclaimed parquet. As an alternative, in subordinate areas, it has been agreed to stop the parquet at a zig-zag edge (rather than a squared-off edge) and abut this into a new material, to indicate that the parquet originally continued.

The windows into the light well have been replaced with unsympathetic materials. They should be replaced with windows in traditional materials and forms to be agreed at the application stage. An original set of timber sash windows with mullions exists on the floor above which could be considered an exemplar.

It was asked whether the two windows to the east of the light well could be extended to ground level to make doors. This would be acceptable and would provide a source of reused glazed bricks to use in repairs elsewhere.

There are a number of cast iron pillars in the basement which the applicant plans to restore.

There are white tiles to the front of the basement; these and the associated niches, vaults, etc, should be restored and retained.

Here and there, the basement retains historic elements of plasterwork – such as a dado rail to the south and pilasters in the electrical cupboard to the west - which could be incorporated in the proposal without difficulty and so should be retained. Other mechanical features of interest, such as the metal hatch leading into the coke vault, the black wooden fire bucket rack, the ancient silver ventilator control box and the concertina lift gate, should all be kept in situ as they add to the historic interest of the building by showing how it used to be serviced and reinforce the hierarchical position of the basement as being originally a subsidiary, service space.

Some of the vaults have been tanked with cement and this is to their physical detriment. Ideally the remaining vaults would remain unaltered as brickwork, but any further tanking should be reversible, using an attached plastic lining system.

There are several armoured strong room doors present. These should be retained in their present positions, although they can be fixed shut if necessary.

The interior woodwork appears to be largely modern, with the exception of the doorframes, which must be retained. In the event of a doorframe becoming redundant, it should be used to repair damaged doorframes elsewhere in the building.

The applicant has absorbed the detailed comments into his proposal, such that the application, if carried out to the letter of the planning statement, is now considered not to harm the special interest of the listed building and is therefore recommended for approval.