

Delegated Report		Analysis sheet		Expiry Date:		18/07/2014	
		N/A / attached		Consultation Expiry Date:		10/05/2010	
Officer				Application Number(s)			
Obote Hope				2014/3494/P 2014/3495/A			
Application Address				Drawing Numbers			
16 - 18 Kirby Street London EC1N 8TS				Refer to decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
1. Replacement of existing single entrance door with double doors to the front ground floor elevation 2. Display of non-illuminated projecting sign at ground floor level.							
Recommendation(s):		1. Grant Planning Permission 2. Grant Advertisement Consent					
Application Type:		1. Full Planning Permission 2. Advertisement Consent					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	63	No. of responses	0	No. of objections	0
				No. electronic	0		
Summary of consultation responses:		A site notice was displayed between 13/06/2014 – 04/07/2014. Press notice was displayed between 19/06/2014 – 10/07/2014. No response was received.					
CAAC/Local groups comments:		There is no Hatton Garden CAAC.					

Site Description

The application site is located on the eastern side of Kirby Street and comprises a six storey modern office block. The building is not listed but is located within the Hatton Gardens Conservation Area.

Relevant History

The application site forms part of a building originally numbered 15-19 Kirby Street and as such the following planning history is relevant:

2004/4109/P: Rear extensions at basement, ground and first floor levels, extension at roof level and the installation of a new front elevation to an existing office building (Class B1) together with installation of new plant to the rear. Granted 15/11/2004.

8702033: The formation of a new entrance doorway. Granted 30/09/1987.

9401475: Alterations to front elevation at ground floor level. Granted 04/11/1994.

Relevant policies

National and Regional Policy

National Planning Policy Framework (2012)
London Plan (2011)

Relevant Policies in Camden Core Strategy

CS1 – Distribution of growth
CS5 – Managing the impact of growth and development
CS14 – Promoting high quality places and conserving our heritage

Relevant Policies in Camden Development Policies

DP24 – Securing high quality design
DP25 – Conserving Camden's heritage
DP26 – Managing the impact of development on occupiers and neighbours
DP29 – Improving Access
DP30- Shopfronts

Camden Planning Guidance 2013

CPG1 (Design)
CPG6 (Amenity)

Hatton Garden Conservation Area Statement 1999

Assessment

1.0 Proposal:

The application site relates to the ground floor of a six storey building located near the corner of St Cross Street to the north. The applicant has proposed minor alterations to the shopfront which occupies 16-18 Kirby Street namely:

- Replacement of 1x single entrance door and side panel; and
- Installation of new double entrance door
- Display of non-illuminated projecting sign.

2.0 Design and appearance

The proposed removal of the existing single aluminium framed door and the adjoining inset fixed glass panel, which is sited in close proximity to the goods entrance to the north elevation, would increase the proportion of entrance door from approximately 1.2m (width) to 2.3m the proposed alteration includes the lowering of the entrance door.

The lowering of the door would allow compliant access into this unit as there is presently a 150mm step into the unit from the street level. Therefore, the proposed alteration to the entrance door would improve the attractiveness to the building. Whilst, allowing the property to be compliant in providing access to wheelchair user in accordance with policies: CS14; DP24 & DP25 and DP29 of Camden's LDF.

Advertisement

Advertisement consent was sought for the installation of one internally illuminated Acrylic fascia sign, the proposed sign would be approximately 0.3m (h) x 0.6m (w) x 0.07m (d).

Revision

The proposed advertisement sign was revised to be non-illuminated and would be approximately 3.5m from ground to base and would project approximately 0.6 from the face of the building.

Visual Amenity

The sign do not obscure any architectural features of the building and are considered acceptable in terms of proportions and design. It is not considered that the signs would not be unduly obtrusive in the street scene or disturb residents or occupiers.

Public Safety

The location of the signage is not considered harmful to either pedestrian or vehicle traffic. The proposal therefore raises no public safety concerns.

3.0 Conclusion

The proposed replacement entrance door with fixed glass would increase the proportion of entrance which would serve to enhance this part of the street and would be an improvement to meet wheelchair standards. The proposal is thus deemed acceptable in relation to policies: CS14; DP24; DP25 of Camden's LDF. The proposed non-illuminated fascia sign would be non-illuminated and as such the proposed advert is in general compliance with policies CS14, and DP24 of the Local Development Framework the application is therefore recommended for approval.

Recommendation:

1. Grant Planning Permission
2. Grant Advertisement Consent