

| | | | | | | | |
|--|--|--|----|----------------------------------|----|-------------------------------------|----|
| Delegated Report | | Analysis sheet | | Expiry Date: | | 06/01/2015 | |
| | | N/A | | Consultation Expiry Date: | | 11/12/2014 | |
| Officer | | | | Application Number(s) | | | |
| Obote Hope | | | | 1) 2014/6673/L 2) 2014/6981/A | | | |
| Application Address | | | | Drawing Numbers | | | |
| 97 - 99 Clerkenwell Road London EC1R 5BX | | | | See decision notice | | | |
| PO 3/4 | | Area Team Signature | | C&UD | | Authorised Officer Signature | |
| | | | | | | | |
| Proposal(s) | | | | | | | |
| Internal alterations at basement & ground floor level, including the installation of slatwall panelling; new flooring, lighting, doors & partitions; and external alterations in connection with display of 1 x internally illuminated projecting sign and 2 x non illuminated fascia signs. | | | | | | | |
| Recommendation(s): | | 1) Grant Listed Building Consent 2) Grant Advertisement Consent | | | | | |
| Application Type: | | 1) Full Listed Building Consent 2) Advertisement 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: | | N/A | | | | | |
| CAAC/Local groups* comments: *Please Specify | | N/A | | | | | |

Site Description

The application property consists of a retail unit (A1) on the ground floor of the building. Whilst the brick pilasters to the shopfront are original the glazing and framing are a modern having been introduced in the 1970s. Above the shopfront are five storeys provides residential accommodation.

The building is grade II listed (in 1999) and lies within Hatton Garden Conservation Area.

Relevant History

Planning permission was granted on 21/1/75 for the installation of a shopfront (ref: 19937).

Relevant policies

Local Development Framework

Core Strategy

CS1 - Distribution of growth

CS5 - Managing the impact of growth and development

CS14 - Promoting high quality places and conserving our heritage

Development Policies

DP21 – Development connecting to the highway network

DP24 - Securing high quality design

DP25 - Conserving Camden's heritage

DP26 - Managing the impact of development on occupiers and neighbours

Camden Planning Guidance 2013

CPG 1 Design

CPG 3 Amenities

Hatton Garden Conservation Area Statement

The London Plan 2011

The Town and Country Planning (Control of Advertisements) Regulations 2007

Assessment

1.0 The proposal seeks internal alterations to the ground and basement level for the installation of new slatwall panelling; lighting system, doors and partition to the ground and basement area and the installation of 1 x internally illuminated projecting sign. The key issues in determining the application are:

- Impact on the special interest of the listed building
- Impact on the character and appearance of Hatton Garden Conservation Area
- Highway safety and pedestrian movement

1.1 Heritage Issues

1.1 The building is listed at grade II and is an example of a housing estate for the London County Council dating from 1901-03. It was designed in a free Classical style with Arts and Crafts touches, developing the idiom established by the LCC Boundary Street and Millbank Estates in a formal direction. Whilst the upper floors on Clerkenwell Road survive largely unaltered, the shopfront at 97-99 is a modern replacement dating from the 1970s (before listing). Its materials and finish are indicative of the time it was built and do not relate well to the façade above. The shopfront therefore contributes little to the special interest of the listed building or the character and appearance of the conservation area.

1.2 It's proposed to change the internal layout for the use of a cycle shop and surgery within the A1 use class furthermore, the proposal would involve the change of the ancillary storage space at basement level for ancillary changing room, workshop and office. Listed building consent is sought for the erection of internal partitions to enclosed section to the north floor space currently being used as storage area by installing a partition that would measure approximately 2.2m in length with door 0.7m wide between the stairwell and storage area to the far northeast elevation and northwest elevations. To the north elevation east of the existing vault area it's proposed to install a partition approximately 2.2m and door 0.8m for an ancillary office.

1.3 The applicant proposes to install slatwall on the internal walls. The proposed slatwall (partition) would be considered acceptable as assurance was given that the slatwall would not damage the walls. It is important to retain the historic fabric of the building therefore to retain the overall proportions of the interior, the picture rail shall be retained with the slatwall stopping below it. Furthermore, if walls in the basement are found that have not been tanked, they should be dry lined instead of being tanked.

1.4 At ground floor level it is proposed to install slatwall partitions along the southeast that would cover the arched window.

Revision

1.5 The application was revised due to the detrimental impact of the works in regards to the removal of the existing security bars to the south elevation at ground floor level as the windows make an important contribution to the character of the interior, as well as being visible from outside the shop.

Design continued

1.6 The northeast elevation it is proposed to erect a display stand fixed to metal stud and a new changing room would be erected following the erection of stud partition, to the northwest elevation it's proposed to install 2 x 1.9m long track light and 2 x partitions the proposal would be considered as acceptable.

There is an antique sign bracket on the fascia of the shop. This shall be retained. However, the reuse of the existing illuminated box sign on the fascia is acceptable.

2.0 Visual Amenity

2.1 The proposed internally illuminated box sign would be replaced the existing hanging sign, the fixtures would be retained and would be used to display the PVC Black boards with green lettering. The proposed signs would be approximately 3.1m from ground to base and would project 0.06m from the face of the building, the static illuminated. The proposed signs would be approximately 0.8m (height) x 0.5m (width) x 0.02m (depth).

2.2 The proposed 2 x non illuminated fascia sign would benefit from deemed consent.

3.0 The Town and Country Planning (Control of Advertisements) Regulations 2007 permits the Council to only consider amenity and public safety matters in determining advertisement consent applications.

4.0 Public Safety

3.1 Policy DP21 requires the development proposals to avoid disruption to the highway network, its function, causing harm to highway safety and unnecessary clutter.

3.1 It's unlikely that the proposed illuminated sign would cause harm to either pedestrian or vehicle safety. Therefore the proposed sign would be acceptable in accordance with CS5 and DP26 of the LDF.

4.0 Conclusion

The proposed internal works are considered to be acceptable providing the works are carried out in according to the heritage statement and as displayed on the floor plans, the proposed windows at ground floor level to the south elevation shall not be completely blocked up to protect the architectural heritage of the listed building, and as such would be acceptable in accordance with DP24 and DP25 of the LDF.

Recommendation

Grant Listed Building Consent

Grant advertisement Consent