

Delegated Report		Analysis sheet		Expiry Date:		08/10/2014	
		N/A / attached		Consultation Expiry Date:		16/10/2014	
Officer				Application Number(s)			
Charles Thuairé				2014/5148/P			
Application Address				Drawing Numbers			
27 Greville Street London EC1N 8TN				See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Erection of mansard roof extension to create new 5th floor (Class B1) with roof terrace above, infilling of rear lightwell, addition of rear balconies at 1st, 2nd 3rd, 4th, and 5th floor levels, and alterations to shopfronts on Greville Street and Saffron Hill.							
Recommendation(s):		Grant Planning Permission					
Application Type:		Full Planning Application					
Conditions:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	13	No. of responses	01	No. of objections	01
Summary of consultation responses:		Plus site notice and press advert One objection was received on behalf of Farringdon Point flats, 29-35 Farringdon Rd: 4 new windows on roof extension's east elevation would result in overlooking to existing windows and balconies. <i>(officer comment- see para 4.3)</i> revisions to shopfront design are not materially different from previously refused scheme and facade on Saffron Hill still has a full height window with no stallriser which fails to relate to existing and neighbouring buildings. <i>(officer comment- see para 3.12)</i>					
CAAC/Local group comments:		N/a					
Site Description							
The site is a 5-storey building located at the junction of Greville Street and Saffron Hill. The ground floor is in retail use (Class A1) with vacant associated storage area at basement level. The upper floors are in office use (Class B1). The building is located within the Hatton Garden conservation area and identified as making a positive contribution to the special character and appearance of the area.							

Relevant History

2012/6672/P Installation of new shopfront including fixed glazed panel, new entrance doors plus the erection of a glazed canopy; erection of replacement roof with glazed roof lantern ridge and rooflights, installation of a new raised gantry, addition of a new lift shaft extension at roof level; all in connection with offices (Class B1a) and laboratory (Class B1b).

2014/1555/P- Erection of roof extension to create a 5th floor (Class B1) with roof terrace on top, infilling of rear lightwell, addition of rear balconies at 1st, 2nd and 3rd floor levels and alterations to shopfronts on Greville Street and Saffron Hill- refused permission 13.5.14.

Relevant policies

LDF Core Strategy and Development Policies

CS1 Distribution of growth

CS5 Managing the impact of growth and development

CS7 Promoting Camden's centres and shops

CS14 Promoting high quality places and conserving our heritage

DP10 Helping and promoting small and independent shops

DP24 Securing high quality design

DP25 Conserving Camden's heritage

DP26 Managing the impact of development on occupiers and neighbours

DP30 Shopfronts

Hatton Garden Conservation Area Statement 1999

Camden Planning Guidance 2013

London Plan 2011

NPPF 2012

Assessment

1 Proposal

1.1 This application follows from a previous refusal of permission for a similar scheme for the re-configuration of the ground and basement floors including the infilling of a rear lightwell, the introduction of a new entrance on corner of Greville Street and Saffron Hill, the erection of a terrace and balconies at rear 1st to 3rd floor levels, and the erection of a roof extension to provide an additional storey in office use, with terrace and associated balustrading on top.

1.2 The reasons for refusal are summarised as follows-

1. The proposed roof extension and terrace balustrading, by reason of their height, bulk and detailed design, would be harmful to the character and appearance of the host building and would fail to preserve and enhance the character and appearance of the Hatton Garden Conservation Area.

2. The proposed shopfront alterations, by reason of their detailed design, would be harmful to the character and appearance of the host building and would fail to preserve and enhance the character and appearance of the Hatton Garden Conservation Area.

3. The proposed top floor roof terrace, by reason of its location and size, would result in overlooking to neighbouring windows at 29-35 Farringdon Road to the detriment of their residential amenities.

1.3 Following the refusal reasons, the roof extension and the ground floor external elevations were

reviewed by the applicant to comply with the Council requirements. The main issues are whether the revised scheme now addresses these reasons for refusal in terms of bulk, design and amenity. The issue of landuse remains acceptable as before.

2 Land use

- 2.1 The existing building comprises a single retail unit (Class A1) at ground and basement floors. The basement has historically been used for storage and has been vacant for a number of years. The proposal would fill in a rear lightwell and subdivide the unit into two separate two storey retail units, one with a floorspace of 125sqm, the other 147sqm. There is no objection to the proposed works and the subdivision and internal alterations do not require planning permission.
- 2.2 The additional storey would provide an additional 106sqm NIA of Class B1 floorspace, and, combined with the extra 13sqm gained from infilling the lightwell, is below the requirement for a residential contribution in line with policy DP1 (mixed use development)

3 Design

- 3.1 The host building is five storeys, plus basement dating from c1880's. It is constructed in stock brick with stucco detailing. Upper floor windows are separated by steel columns and rendered spandrels. To the west is no. 28 Greville Street which is four storeys plus mansard, and there is an extant permission for an additional storey to no. 28. To the north of the building, at the rear, is a four story public house at 125 Saffron Hill, and a seven storey office block, Saffron House.

Roof extension

- 3.2 The existing building has a hipped roof behind a low parapet (400mm). The roof is set back from the parapet and rises approximately 2.2m above it. It is proposed to remove the hipped roof and erect an additional storey.
- 3.3 The proposal would require the parapet being raised by 1.2m, with the additional storey set behind the parapet. The previous proposed extension involved a simple box-like structure constructed in glass and glass encapsulated copper mesh with terrace above. The balustrading would be 1.2m high and set back 1.9m from the extension where it faces Greville Street and 2.5m in from the Saffron Hill side of the extension. A new plant room is also proposed on top of the extension, behind the terrace at the rear of the building.
- 3.4 The first, second and third floors have a vertical emphasis articulated by the brick columns. proportions of the windows and their horizontal separation by rendered spandrels. The fourth floor has more of a horizontal emphasis with cornicing below and a parapet above which separates it from the fenestration below. The terminality of the top floor is further emphasized by the window hierarchy, whereby the windows reduce in height on ascension with the fourth floor windows at 1.4m high being half the height of the first floor windows. A modern extension at roof level was considered to be an incongruous addition which would be harmful to the character and appearance of the host building which has a natural termination point created by the window hierarchy and detailed design. The increase in the height of the parapet would also harm its relationship with the cornicing below and give the building a top heavy appearance which would further be exacerbated by the extension and the solid balustrading around the roof terrace. If an additional storey in a more appropriate design (such as mansard) were acceptable, it is considered that a further structure on top of this, in the form of balustrading, would not be acceptable as it would be harmful in appearance and add additional bulk and mass at roof level.
- 3.5 Accordingly the extension has been redesigned in the form of a mansard without any visible

terracing above. It would have a traditional double pitched roof form and with double dormer windows lined up with windows below. Inset behind both front facade pitches would be a roof terrace so that the previous glazed balustrade is now formed by the roof pitch. The overall ridge height would be similar to the previous total height including balustrades and would match that of the adjoining roof. The previous plant room at rear is now omitted. The profile of the neighbouring mansard on 28 Greville Street has been continued on the proposal to maintain street continuity. The internal floor to ceiling heights have been reduced to 2.5m to be in line with the Mayoral Planning Design Guide. The mansard windows have been set to align with the windows below and will continue the existing rhythms of the building. The overly high parapet has now been omitted and traditional roof form is more sympathetic to the surroundings and host building. Thus the bulk and height and design approach is now considered acceptable in line with officer's previous advice. It is considered to preserve the character and appearance of the host building, streetscene and conservation area.

Shopfront alterations

- 3.6 The building sits at the junction of Greville Street and Saffron Hill. Greville Street slopes down towards Saffron Hill at an angle of 5° so that whilst the pavement is at the same level as the internal ground floor at the western end of Greville Street, the ground floor is 1.5m above the pavement at Saffron Hill.
- 3.7 The existing frontages comprise windows with a part solid frame that delineates the basement and ground floor levels rather than the more traditional shopfront elements. This treatment wraps around the building so that on Saffron Hill elevation the stallriser is above display windows that are at basement level. The existing frontages are not identified as having townscape merit worthy of preserving.
- 3.8 It is proposed to replace the ground floor frontages and insert an entrance on the splayed corner. Internally, most of the ground floor would be lowered by 1.5m which would put it at the pavement level of Saffron Hill. This in turn would allow for the insertion of a new entrance on the splayed corner, whereas the pavement on the corner is currently 1.5m lower than the existing ground floor.
- 3.9 The existing windows and floating stallrisers would be replaced by large shopfront windows. On the Greville Street elevation, metal stallrisers would be placed below the windows in front of the basement; on the Saffron Hill elevation, the single shopfront window would be dropped almost all the way down to pavement level with a minimal stallriser.
- 3.10 Whilst the proposed windows on the Greville Street elevation are large (2.6m (w) x 3.7m (h)), there are stallrisers and the windows would continue the window hierarchy of the building. On the proposed Saffron Hill elevation, the previous proposed window would be a full height window and absence of a stallriser was considered to be contrary to CPG1 which states that stallrisers should be retained and generally incorporated into any new shopfront on a period building.
- 3.11 There is no objection to a modern treatment of the ground floor, and a previous application considered a large window on the Saffron Hill elevation with minimal stallriser to be appropriate. The size of the window would be the same as the approved scheme as it uses the existing opening; however to break up the large expanse of glass, the approved scheme subdivided the window with a central mullion and two transoms.
- 3.12 The shopfronts have thus been revised. Windows on the ground floor Greville Street facade have been subdivided vertically to reduce the impact of the glazing, and the stallriser has been raised to align with the first step of the entrance from Greville St. The Saffron Hill elevation has

had the glazing solution altered by subdividing the windows vertically in line with the windows above, and horizontally in line with the stall risers on Greville St. A previously approved proposal for 27 Greville St established a principle for a fully glazed window on Saffron Hill, therefore the proposal does not install a stallriser on this elevation, but the glazing has been subdivided. This now addresses the concerns with the previous scheme and is now considered acceptable. It is considered to preserve the character and appearance of the host building, streetscene and conservation area.

- 3.13 As well as the proposed new corner entrance, it is also proposed to replace the existing entrances on Greville Street and Saffron Hill. These entrances have little architectural merit, and the proposed simple glass doors are considered to be an improvement and would make better use of the existing openings.
- 3.14 The existing frontage sits on a marble-clad base which is not thought to be original. It is proposed to remove the marble cladding and render the remaining shopfront elements. There is no objection to this aspect of the proposal.

Rear lightwell and balconies

- 3.15 As part of the internal reconfiguration of the building it is proposed to fill in a small lightwell (2.5m x 2.5m) at basement and ground floor level at the rear of the building to provide a new staircase. This is not visible from any public viewpoints and would have little impact on the appearance of the building. Above this would be a terrace at first floor level and small balconies at all levels (compared to the previous scheme's second and third floors only). Due to their lightweight appearance and limited visibility, there is no objection to the proposed balconies.

4 Amenity

- 4.1 To the north of the site is a public house and Saffron House, a six storey office building that occupies an entire plot between Saffron Hill and Kirby Street. To the east is Farringdon Point, a seven story block comprises office and residential uses.
- 4.2 The location and height of the proposed roof extension is not considered to contribute to a loss of sunlight or daylight for any adjoining occupiers. The balconies would face Saffron House, and would not contribute to a loss of privacy. The previous roof terrace would be approximately 14m away from the upper floors of Farringdon Point at nos 29-35 Farringdon Rd which are in residential use. The top floor in particular has a flat with external roof terrace. The top floor patio doors are only 14m away from the proposed roof terrace balustrade, which is below the recommended 18m distance to protect privacy, thus this terrace was considered to harm the amenity of adjoining residents.
- 4.3 The revised scheme shows the terrace now inset behind the mansard roof upstand which is in the same place as the previous balustrade. The mansard is a double hipped construction which forms a concealing solid barrier from sight lines from the neighbouring properties. However a new 1.8m high privacy screen has now been installed at approx. 3m further back from the roof upstand, so that the terrace edge is 17m away from the opposite flats. The distance and the screen height would prevent any reciprocal views from both properties to maintain their respective privacies and thus reduce the perception of overlooking and intrusiveness from parties of people using the terrace here. All the required plant equipment can be concealed on the roof escape route to reduce any visual impact and the air-con units are well set away from residents to not create any noise impact. The proposed terrace would be at least 27m away from City View Apartments and is not considered to have an impact on the occupiers of this building.

4.4 As such the proposal is now considered to maintain the amenity of adjoining properties.

5 Community Infrastructure Levy

5.1 The proposed extensions would provide in total an additional 124sqm of GIA floorspace, thus a CIL contribution of £6,200 would be sought.

6 Recommendation: Grant Planning Permission