



26-27 KIRBY STREET
PLANNING STATEMENT

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1.0 INTRODUCTION

- 1.1 This Planning Statement has been prepared in support of the proposals subject to planning consent, submitted by Euro Mounts Ltd to London Borough Camden.
- 1.2 26-27 Kirby Street, also known as Antwerp House, is owned and occupied by Euro Mounts Ltd, who has developed a locally successful jewellery business in the area over a number of years. Euro Mounts Ltd wish to retain their presence in Kirby Street but realise that they are in a building, which is no longer entirely suitable for their needs as technology and the nature of retail business has changed.
- 1.3 The planning application seeks permission for the refurbishment and re-cladding of the existing building including:
- Retention of the existing jewellery business on site through the refurbishment and redevelopment of the building to assist with funding of business improvements; and
 - To enable the building to provide a better fit with the existing streetscape;
 - Extension of the building to the rear to create more suitable office floor space for the jewellery business;
 - Extension of the building basement to create more suitable workshop space for the jewellery business;
 - Refurbishment and extension of the upper floors to create new residential space aligned with the existing building use.
- 1.4 The proposal has been developed by Darren Stacey Architecture.
- 1.5 This report should be read in conjunction with the plans, other drawings and the consultant reports submitted as part of the application:
- Design and Access Statement prepared by Darren Stacey Architecture and Urban Design;
 - Daylight/sunlight report by eb7;
 - Energy and Sustainability Statement by shgl;
 - Structural Overview Statement by Clarke Bond.

2.0 SITE DESCRIPTION

SITE LOCATION

2.1 The site is located in the Hatton Garden area approximately a five minute walk from Farringdon Station.

2.2 The site lies close to the junction with St Cross Street within the Hatton Garden Conservation Area.

THE SITE

2.3 The site currently comprises a three storey, with basement, mid-terrace commercial building with retail on the ground floor and office on the levels above. The basement is of limited height and, as such, can only be used for limited storage.

SITE DESIGNATION

2.4 The site falls within the following designations within the Core Strategy:

- Hatton Garden Conservation Area;
- Archaeological Priority Area;
- Central London Area (Clear Zone Region);
- Central London Local Area Hatton Garden;
- Strategic View Background Consultation Area from Blackheath Point;
- Strategic Viewing Corridor – View from Parliament Hill to St Paul’s and View
□from Kenwood to St Paul’s;
- Strategic View Wider Setting Consultation Area – View from Parliament Hill to St Paul’s and View from Kenwood to St Paul’s.

SURROUNDING AREA

2.5 The area is known for its connections with the jewellery industry. However, in land use terms, the area has a healthy mix of uses.

2.6 In recent years there has been quite a significant amount of redevelopment along Kirby Street and the street is characterised by buildings of varying uses, heights, ages and architectural styles

2.7 6-10 Kirby Street and Saffron House, 118-124 Saffron Hill – permission was granted in May 2002 under ref. PSX0204076, for the refurbishment of the existing building, the demolition of fourth and fifth floor plant rooms, the erection of new fourth and fifth floors, together with extensions to the existing building at lower levels including the change of use from a mixed use Class B1 (business), Class B8 (warehousing) and Class D1 (a non-residential institution) building to an open Class B1 office use.

- 2.8 15-19 Kirby Street - in October 2004 under ref. 2004/4109/P, planning permission was granted for rear extensions at basement, ground and first floor levels, extension at roof level and the installation of a new front elevation the existing office building (Class B1), together with installation of new plant to the rear
- 2.9 31-35 Kirby Street – in August 2008 planning permission was granted under ref. 2008/4126/P for the refurbishment of the existing building including erection of a basement and ground rear extension, and part three storey plus basement rear extension, rear lift shaft extension at roof level, new solar panels, air-conditioning units an parapet railings at roof level and external alterations including new windows and cladding to the front and rear elevations
- 2.10 Arundel House, 36-43 Kirby Street – in December 2006 permission was granted for alterations and extensions to the existing workshop and offices (Use Class B1) including the erection of a two storey roof extension at fifth and sixth floor levels, a six storey rear extension and other ancillary works and change of use to provide 42 workshops (B1c use class) at basement and ground floor level and student residential accommodation (Class C3) comprising 128 studio units on the upper floors.
- 2.11 To the rear of the site lies Wren House, 43 Hatton Garden. This building is Grade II listed and has been refurbished for offices following consent in September 1999.
- 2.12 28-30 Kirby Street – in June 2011 permission was granted under ref. 2011/1411/P for alterations and additions in association with the change of use from office use (Class B1) at 5th and 6th floors levels to provide 5 (1x1-bed & 4x2-bed) residential units (Class C3) and additional office (Class B1) accommodation, including extension/realignment works to rear at 4th and 5th floors, extension at 6th floor level, provision of terraces areas at 1st, 4th, 5th and 6th floors levels, alterations to ground floor entrance, recladding of exterior of building and associated alterations.
- 2.13 Several of the above mentioned applications set precedents for extension at roof level, with a number of the properties along the street being taller than we propose in this application.

PLANNING HISTORY

- 2.14 A full summary of planning history of the building is set out in Appendix 1 of this report.

3.0 PROPOSED DEVELOPMENT

- 3.1 In summary this application is for planning permission for a mixed use scheme comprising jewellery related retail and associated offices at ground and first floor levels as existing, with workshop accommodation at basement level, and residential accommodation at 2nd to 5th floors.
- 3.2 Office space will be extended and combined on a single floor to better suit the needs of the business.
- 3.3 Residential accommodation will be designed to meet London Housing Standards guidance.
- 3.4 No car parking is proposed for this development and servicing will take place from the street as existing arrangements.
- 3.5 A fuller explanation of the proposal is provided in the Design and Access Statement. A summary of the existing and proposed floorspace is as follows:

Use	Existing (GIA)	Proposed (GIA)
Commercial	209	225.2
Residential	0	253.7

CONSULTATION

- 3.6 A site visit and pre application discussion was carried out by Karen Scarisbrick on 20th November 2014. A subsequent pre application report was issued by Jonathan McClue on 9th January 2015.

4.0 PLANNING POLICY CONTEXT

- 4.1 The proposal has been developed in line with planning policy relevant to the site at national, regional and local level and a summary of key policy documents is set out below.

DEVELOPMENT PLAN

- 4.2 The Development Plan for the site is the London Plan 2015, the London Borough of Camden Core Strategy 2010-2015 and Camden's Development Policies 2010.

NATIONAL POLICY

- 4.3 National Planning Policy is set out in the form of Planning Policy Statements (PPS) and guidance notes (PPG). These outline planning principles are reflected in the development of planning policy at local level.

- 4.4 Relevant National Planning Policy includes:

- PPS1 – Delivering Sustainable Development (2005);
- PPS3 – Housing (2010);
- PPS4 – Planning for Sustainable Economic Growth (2009);
- PPS5 – Planning for the Historic Environment (2010);
- PPS12 – Local Spatial Planning (2008);
- PPG13 – Transport (2011); and
- PPG24 – Planning and Noise (1994).

REGIONAL POLICY

- 4.5 Regional Planning Policy is set out in the London Plan (2011 with alterations in 2013 and 2015), and relevant supplementary planning guidance including:

- The London View Management Framework 2010.

5.0 PLANNING POLICY CONSIDERATIONS

5.1 This section considers the most relevant policies and their effect on the proposal in respect of:

- Site suitability;
- Office use;
- Residential use;
- Mix of Uses;
- Design;
- Townscape Considerations;
- Heritage Assessment;
- Amenity Space;
- Transport;
- Servicing and Waste;
- Crime Prevention;
- Energy and Sustainability;
- Daylight and Sunlight;
- Noise;
- Equality and Access.

SITE SUITABILITY

5.2 Planning Policy 1 (PPS1) 'Delivering Sustainable Development' sets out the key environmental, social and economic objectives the government seeks to promote through the planning system and sets out its key principles for achieving this. PPS1 sets out the Government's aims for sustainability and highlights the contribution that can be made by economic development towards the delivery of sustainable development. PPS1 states that local authorities should:

'actively promote and facilitate good quality development, which is sustainable and consistent with their plans' (paragraph 23)

5.3 Paragraph 27 recognises that key components of the delivery of sustainable development include:

- *'Focusing developments that attract a large number of people, especially retail and office development, in existing centres to promote more sustainable*

patterns of development;

- *Actively managing patterns of urban growth to make the fullest use of public transport; and focus development in existing centres and near to major public transport interchanges; and*
- *Promoting the more efficient use of land through higher density, mixed use development and the use of suitably located previously developed land'.*

5.4 The London Plan identifies six principle objectives, the first of which is 'accommodating London's growth within its boundaries without encroaching on open space'. The key policy directions for achieving this include:

- *'Making the most sustainable and efficient use of space in London and encouraging intensification and growth in areas of need and opportunity;*
- *Achieving an urban renaissance through higher density and intensification in line with public transport capacity;*
- *Enabling intensification in the Central Activities Zone to accommodate much of the growth in Jobs'.*

5.5 On the proposals map contained in the Core Strategy 2010, the site falls within the following designations:

- Strategic View Background Consultation Area;
- Strategic View – Wider Setting Consultation Area;
- Hatton Garden Conservation Area;
- Central London Area (Clear Zone Region); and
- Archaeological Priority Area.

5.6 The application proposes the refurbishment and extension of the current site. It is considered that the proposals are suitable for the site and location.

5.7 The new building will enhance the townscape of the area and improve the architectural quality of the current building. The scheme makes efficient use of the land; provides a mix of uses and is of a suitable density.

5.8 Sustainable principles have been well thought through in the development of this scheme and its implementation would endorse these principles.

OFFICE USE

5.9 PPS4 sets out the government's objective in planning for sustainable economic development. It supports a flexible approach in planning which responds to the economic challenges and opportunities that globalisation and technological advances bring.

5.10 PPS1 aims to deliver a sustainable, innovative and productive economy that delivers high levels of employment. It states that land should be made available for

development in line with economic, as well as social and environmental objectives to improve people's quality of life.

- 5.11 A key objective of the London Plan is the promotion of London as a world city. One of the identified means of achieving this goal, and an increase in jobs, is through the availability of suitable office accommodation. The financial and business services sector is predicted to increase by up to 912,000 persons between 2006 and 2026. The plan states that, taking into account uncertainties over future trends in occupancy ratios and vacancy rates, a need for up to 8.1 million square metres of additional office floorspace is needed by 2026.
- 5.12 Policy 4.2 states that the Mayor will encourage the renewal and modernization of existing office stock to improve the quality and flexibility that London's Office Market offers, in line with policies for maximising the intensity of development.
- 5.13 The London Plan seeks to improve employment opportunities for Londoners, by providing the spatial context to co-ordinate the range of initiatives necessary to improve employment opportunities for Londoners.
- 5.14 The Core Strategy encourages preservation of existing office premises in policy CS8. This policy states that the Council will secure a strong economy in Camden, and one of the ways it will do this is by safeguarding existing employment sites and premises in the borough.
- 5.15 The refurbishment and extension of the building at the application site will allow the continued use of parts of the buildings for office purposes. This new office floorspace will be of a much higher standard and far more adaptable for differing office requirements.

RESIDENTIAL USE

- 5.16 PPS3 underpins the delivery of the Government's strategic housing policy objectives to ensure that everyone has the opportunity to live in a decent home, which they can afford in a community where they want to live. The Government is seeking to achieve a wide choice of high quality affordable and market homes and to increase affordability by increasing the supply of housing.
- 5.17 London Plan Policy 3.3 and Core Strategy Policy CS6 identify an underlying principle of the development plan to encourage additional housing at appropriate locations. In terms of affordable housing, London Plan Policy 3.13 sets out a strategic target of for developments over 10 dwellings which should inform requirements set at the Borough level.
- 5.18 London Plan Policy 3.8 requires new development to offer a range of housing choices in terms of the mix of housing sizes. The policy requires all new housing to be built to 'Lifetime Homes' standards and that 10% of new housing is designed to be wheelchair accessible, or easily adaptable for residents who are wheelchair users.
- 5.19 The Core Strategy Policy CS6 states that the Council will aim to maximise the supply of additional housing and that they regard housing as the priority land-use of Camden's Local Development Framework.
- 5.20 Camden Development Policy DP3, Contributions to the Supply of Affordable Housing, expects all developments of 10 units or more (or residential including 1000m² or more

in floorspace) to make a contribution to affordable housing. As a mixed use development, the Council would seek to secure a target of 50% of the residential component of the development to be affordable. However, the quantum of residential proposed is 253m² in this scheme, which is well below the thresholds for affordable housing, and as such no affordable contribution is required.

- 5.21 In summary, the scheme provides three residential units; the second and third floors propose 1x two bed unit each; and the fourth and fifth floors propose 1x three bed duplex apartment.
- 5.22 The mix of units complies with the Core Strategy and Development Policies requirements. Camden policy DP5 prioritises two bed units and seeks 40% of market housing in a scheme to be for two bed units. Our scheme proposes 66% of the units to be two bed units and therefore the mix of units complies with planning policy.
- 5.23 The residential design standards within Camden Planning Guidance (CPG2 December 2006) advise that two bed – three person units should have a minimum floorspace of 61m². The proposed two bed units each have a floor area of 67.5m² and therefore comply with policy. For three bed – 5 person units the minimum requirement is 84m² and as a minimum our proposed scheme provides 118.7m² of floorspace and we therefore fully comply with policy.

MIX OF USES

- 5.24 PPS1 promotes the more efficient use of land through higher density, mixed use development and the use of suitably located previously developed land. This is because a mixture of uses in development allows the creation of linkages between different uses and thereby creates more vibrant places.
- 5.25 The proposed development helps achieve the objectives of PPS1 by offering outstanding design quality and providing a vibrant mix of uses. The refurbished building will incorporate office and residential uses.
- 5.26 The Core Strategy states that the Council will require a mix of uses in development where appropriate in all parts of the borough, including a contribution towards the supply of housing. In the Central London Area where more than 200 sq m (gross) additional floorspace is provided, the Council will require up to 50% of all additional floorspace to be housing. As an exception to this approach, in the designated Hatton Garden area, where more than 200 sq m (gross) additional floorspace is provided, the Council will require up to 50% of all additional floorspace in the form of secondary uses, with a contribution to housing and a contribution to affordable premises suitable for the jewellery industry.
- 5.27 The site falls within the designated Hatton Garden Area which the Core Strategy recognises as having a special character due to its nationally and internationally important cluster of jewellery manufacture and trading. Within this area the Council seeks to preserve and enhance the special character of the Hatton Garden, and to secure and protect a stock of premises available for small jewellery workshops and related light industry. The Council will seek to balance the general priority for housing against the importance of workshops in the Hatton Garden area.

LAND USE CONTEXT

- 5.28 The proposal is to refurbish and extend an existing jewellery shop, workshop and associated office building in the Central London Area which promotes developments for offices and shops. The proposal is therefore making a positive contribution to the area by upgrading an existing jewellery premises building and creating more efficient office and workshop space.
- 5.29 In this instance the majority of the additional floorspace is for residential use with improvements in the jewellery accommodation to enable it to continue to operate at these premises.

DESIGN

- 5.30 In addition to the land use considerations outlined above, a key objective of the project has been to ensure the design of the building conforms to national, regional and local planning policy.
- 5.31 As PPS1 recognises, good design can ensure 'attractive, useable, durable and adaptable places', and is a key element in achieving sustainable development (paragraph 33). PPS1 further states that 'high quality and inclusive design should be the aim of all those involved in the planning system' (paragraph 35). This includes buildings and public spaces, the links between them and the overall quality of an area
- 5.32 Good design is central to all the objectives of the London Plan and is considered to be an important tool in achieving a greater intensity of development within key locations. Policy 2.13 of the plan identifies Farringdon as an area for intensification and sets out the design principles that are to guide London's development. In addition to supporting densities that maximise the potential of sites, the plan promotes high quality inclusive design that creates or enhances the public realm that is attractive to look at and, where appropriate, inspires, excites and delights.
- 5.33 The Core Strategy requires that Camden's places and buildings are attractive, safe and easy to use by requiring development of the highest standard of design that respects local context and character. The policies require all developments, including alterations and extensions, to be of the highest standard of design and will expect developments to consider the character and proportions of the existing building, where alterations and extensions are proposed
- 5.34 Whilst within a conservation area the character of the street is quite mixed architecturally with modern design prevalent and this provides some flexibility. Care has been given to building lines and surrounding building heights and it has been considered that there is an opportunity to increase the mass at the rear which is not readily visible in the local streets.
- 5.35 The building is of a very high design standard and Camden Council, through pre-application advice, has helped to achieve this. The building has been designed to fit cohesively with its surroundings and is suitable for the site. It has taken into consideration sustainable methods and made use of high quality materials
- 5.36 It is therefore considered that the proposals accord with planning policy at all levels regarding design. Further details on the design can be found in the Design and Access statement and the plans.

BULK/ MASS AND TOWNSCAPE CONSIDERATIONS

- 5.37 Policy 4B.16 of the London Plan requires the protection of strategically important views as defined by the London View Management Framework Supplementary Planning Guidance (2007).
- 5.38 Camden's Core Strategy, within policy CS14, also protects important views and requires development of the highest standard of design that respects local context and character.
- 5.39 The design of the development has given full consideration to the above mentioned policies and none of the protected views will be affected by the proposed building.
- 5.40 The extension of the building at the application site would produce a building of similar height to other existing buildings on Kirby Street and is not considered to create any negative townscape issues.

HERITAGE ASSESSMENT

- 5.41 PPS5 provides national policy guidance for applications for listed building and conservation area consent
- 5.42 PPS5 provides the means for implementing the Government's vision for the historic environment through the planning system. The value of the historic environment and the contribution it can make to cultural, economic and social life is set out in The Government's Statement on the Historic Environment 2010, which states that:

"the value of the historic environment is recognised by all who have the power to shape it; that Government gives it proper recognition and that it is managed intelligently and in a way that fully realises its contribution to the economic, social and cultural life of the nation."
- 5.43 PPS5 relates to parts of the historic environment that have significance due to their historic, archaeological, architectural or artistic interest, referred to in the Statement as "heritage assets". It aims to protect the significance of all heritage assets and to give added protection to heritage assets.
- 5.44 English Heritage has issued a Historic Environment Planning Practice Guide alongside PPS5 to assist in implementing policy. The Practice Guide itself does not constitute policy or prescribe a single approach to assessment. Nonetheless, as a tool to interpreting how policy should be applied, the Practice Guide may be material to individual planning and heritage consent decisions.
- 5.45 Core Strategy policy CS14, promoting high quality places and conserving our heritage, and Development Policy DP25 – conserving Camden's heritage, seek to protect conservation areas.
- 5.46 The existing building is not listed and is not considered to be of heritage significance.
- 5.47 We have therefore considered the impacts of the proposal on the relevant heritage assets, the Hatton Garden Conservation Area, and the property at the rear of the site at Wren House 43 Hatton Garden, which is Grade II listed and has been refurbished for office use. The relevant undesignated heritage assets are the properties at 9-12 St

Cross Street which are considered by the Council as local buildings of interest within the Hatton Garden Conservation Area Statement. The site also falls within a number of strategic views; however, the existing and proposed building falls below the relevant thresholds.

- 5.48 The existing building at 26-27 Kirby Street is currently considered to detract from the Conservation Area and the proposed façade enhancements will make a positive contribution to its character and appearance. The impact of the proposals will not be detrimental to the nearby local buildings of interest or the Grade II listed building from any view point. Therefore it is not considered that the refurbishment and extension of this building will adversely affect any heritage asset, rather it will enhance.
- 5.49 The proposals have taken into account the setting of Wren House including an assessment of any impact on views of the listed building from the surrounding area and the proposed building is considered to preserve and enhance the setting of the listed building in terms of the design, height and materials
- 5.50 The proposals have taken into account the setting of 9-12 St Cross Street and it is considered that the proposed height of the proposed building, which aligns with the rest of the Kirby Street streetscape, is appropriate, when viewed from each of those streets and in setting the scale of the corner of Kirby Street and St Cross Street, whereby all buildings surrounding the corner are of similar height, with the exception of 12 St Cross Street, which itself is not considered of any particular quality.

AMENITY SPACE

- 5.51 Amenity provision is encouraged in Camden's policies DP26 and CS5. Also, Camden Planning Guidance: Residential Development Standards, states that wherever practical all new dwellings should have access to some private outdoor amenity space. The access to private amenity space should be level and from the main living space. The amenity space should receive adequate daylight, even in the winter. It is a requirement that these amenity spaces should be designed to limit noise and disturbance of other occupiers and so not to unacceptably reduce the privacy of other occupiers and neighbours.
- 5.52 Our scheme proposes balconies to all dwellings complying with local and London Plan policy.
- 5.53 Camden planning guidance advises that balconies/terraces should not be introduced where they have an adverse effect on the townscape or character of the building as a result of being visually intrusive or of an unsatisfactory design.
- 5.54 The design of the street façade of the building includes balconies of a similar size to the windows proposed. This will enhance the design in that shadow and texture are created and will enhance the natural surveillance of the street below.

TRANSPORT

- 5.55 Relevant guidance is contained in PPS1 and PPG13, The London Plan, the Mayors Transport Strategy, and Camden Core Strategy.
- 5.56 The principles driving both PPS1 and PPG13 are the promotion of accessibility to jobs by public transport, walking and cycling and the reduction in the need to travel, especially by car. Key to the achievement of this is the encouragement of sustainable

patterns of urban growth to make the fullest use of public transport and to focus development that generates high travel demand in urban locations in close proximity to major transport interchanges.

- 5.57 The London Plan supports the integration of development with improved public transport links. Policy 2.13 supports optimization of residential and non-residential output and densities and which contain a mix of uses. It encourages realization of scope for intensification associated with existing and proposed improvements in public transport accessibility, such as Crossrail, making better use of existing infrastructure and promoting inclusive access including cycling and walking.
- 5.58 A key policy direction is to tackle congestion through levels of restraint of car use appropriate to different parts of London and the provision of alternatives, including the improvement of access on foot and cycling and better and safer facilities for pedestrians and cyclists.
- 5.59 The Council's general approach is to provide the minimum necessary car parking provision and it expects development to be car free at site's in the Central London Area, such as this. The omission of car parking from the site should therefore be welcomed.
- 5.60 The building has been designed to encourage sustainable patterns of transport use. It is envisaged that users of the building will access the site through public transport and other alternative uses to car travel. The site is situated in an area with easy access to public transport and has a PTAL of 6b.
- 5.61 Cycle parking would be provided at lower ground level at a ratio of 1 space per 1 or 2 bed flats and 2 spaces for 3 bed flats. This equates to a provision of storage for 4 cycles.
- 5.62 It is not proposed to make any specific provision for motorcycle parking with motorcyclists required to use on-street parking where necessary.

SERVICING AND WASTE

- 5.63 The planning application proposals do not include any facility for off-street servicing. This is consistent with other developments in the immediate vicinity of the site and, given the scale and nature of the development proposed is considered reasonable/ appropriate.
- 5.64 Deliveries to the building will take place from Kirby Street, employing a similar servicing strategy to that of the adjoining properties. Commercial refuse disposal is provided in accordance with Camden planning guidance and as existing with collection from the street. Residential bin storage is provided on Kirby Street at the main residential entrance.

CRIME PREVENTION

- 5.65 Core Strategy policy CS17 advises that the Council will aim to make Camden a safer place by working with their partners to tackle crime, fear of crime and anti-social behaviour. The Council will also require developments to demonstrate that they have incorporated design principles which contribute to community safety and security.

- 5.66 The scheme has taken into account crime prevention methods. Audio/ visual entry systems, 24/7 lighting and high-performance doors and accessible glazing will be also developed to improve this further.

ENERGY AND SUSTAINABILITY

- 5.67 Reducing energy use and increasing the efficiency of buildings are important objectives that are promoted through the planning system. PPS1 aims to enable more sustainable consumption and production and encourage the use of non-renewable resources in ways that do not endanger the resource or cause serious damage or pollution. The broad objective is to ensure that outputs are maximised whilst resource usage is minimised.
- 5.68 PPS22 states that renewable energy developments should be capable of being accommodated throughout England in locations where the technology is viable and environmental, economic and social impacts can be addressed satisfactorily
- 5.69 At a regional level, all policies within the London Plan are set within overarching policies to promote sustainable development and to tackle and adapt to climate change.
- 5.70 The Core Strategy in CS13 states that the Council will require all development to take measures to minimise the effects of, and adapt to, climate change and encourage all development to meet the highest feasible environmental standards that are financially viable during construction and occupation. It requires developments to incorporate sustainable design and construction measures.
- 5.71 A BREEAM pre- assessment has not been undertaken as the officers advised this is not required by policy for a scheme of this scale.
- 5.72 An Energy and Sustainability Strategy has been submitted alongside this application. The scheme will achieve code for sustainable homes level 4 and a pre-assessment is attached to the appendix of the Energy and Sustainability Strategy.
- 5.73 We can also confirm that brown roofs will be implemented on the roof of the building.

DAYLIGHT AND SUNLIGHT

- 5.74 Policy DP26 of the Development Policies advises that the Council will assess whether acceptable levels of daylight and sunlight are available to habitable spaces, the Council will take into account the standards recommended in the British Research Establishment's Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice (1991).
- 5.75 The issue of the impact of the proposed building upon its surroundings has been considered in depth within the Daylight/Sunlight Statement produced by eb7 submitted alongside this report.
- 5.76 All of the properties surrounding the site are in commercial use and there are no residential properties. As such, it is not relevant to assess the daylight and sunlight implications on these properties as a result of the proposed scheme.
- 5.77 It is considered that the provision of daylight and sunlight within the proposed dwellings is entirely in keeping with the intentions of BRE and British Standard

guidance and therefore compliant with local planning policy.

NOISE

- 5.78 PPG24 'Planning and Noise' (1994) states that local planning authorities must ensure that development does not cause an unacceptable degree of disturbance.
- 5.79 Development policy DP26 advises that the Council will protect the quality of life of occupiers and neighbours by only granting permission for development that does not cause harm to amenity, including noise and vibration levels. DP28 reiterates this by advising that the Council will seek to ensure that noise and vibration is controlled and managed.
- 5.80 It is not considered that noise generating plant will be installed requiring noise reduction methods. If this changes due to design development then an amendment to the planning permission will be sought.

EQUALITY AND ACCESS

- 5.81 Under the Equality Act 2010, there is a general duty on all building owners to ensure that disabled people are not put at a substantial disadvantage compared with others.
- 5.82 In addition to this, the Supplementary Planning Guidance – Planning for Equality and Diversity in London (2007) was published by the GLA to encourage developers and planners to consider equalities issues in their schemes. This guidance states that since the Planning and Compulsory Purchase Act (2004) there has been a move away from traditional land-use based system to spatial planning. This it states 'brings together and integrates policies for the development and use of land with other policies and programmes which influence the nature of places and how they function'.
- 5.83 The document goes on to identify the spatial planning issues that can contribute to meeting the needs of communities experiencing disadvantage and social exclusion. Those of particular relevance to the proposed scheme include: accessibility, inclusive and safe environments, access to employment and training opportunities.
- 5.84 The Council within Development policy DP29 states that the Council will seek to promote fair access and remove the barriers that prevent people from accessing facilities and opportunities. One way this will be done is by expecting all buildings and places meet the highest practicable standards of access and inclusion.
- 5.85 Within the proposed scheme access has been significantly improved to better facilitate disabled users.
- 5.86 The raised ground floor slab is being lowered at the new residential access point to provide level access from the street and the new entrance doors will have power assisted controls.
- 5.87 The commercial access will be as existing with two steps up to the existing floor level. This is considered acceptable by the business owner and a call point and assistance will be provided as necessary as is the existing situation.
- 5.88 See the Design and Access Statement for full details on access.

6.0 PLANNING OBLIGATIONS AND CONDITIONS

- 6.1 In pre application advice it was suggested that a car free development would be the only likely Planning Obligation imposed on the development.
- 6.2 The precise details of the payments and other clauses in the agreement will be subject to further discussion with Camden. It is expected that the applicant will pay the Community Infrastructure Levy charge.
- 6.3 The applicant will also enter into discussion about conditions associated with the development at this site. We expect particular conditions to be attached to a planning permission such as:
- Noise;
 - Servicing;
 - Construction Management Plan; and
 - Materials.

7.0 PLANNING BENEFITS OF THE PROPOSAL

7.1 The proposal will offer a number of benefits in planning terms. These include:

REGENERATION OF THE SITE

7.2 The proposal will result in the comprehensive regeneration of the site. The proposal will provide a higher quality of office accommodation and the modern residential accommodation will relieve pressures on the general housing stock. The potential of the site has been maximised and a viable, comprehensive development has been achieved.

HIGH ARCHITECTURAL QUALITY

7.3 The building has been designed in consultation with the Local Planning Authority. The design will provide a very high quality building in Camden

RETENTION OF JEWELLERY USE

7.4 The applicant wishes to retain a jewellery presence on site in order to continue his business, which is directly in line with local policy.

PROVISION OF IMPROVED OFFICE FLOORSPACE

7.5 The development will provide high quality office floorspace, in a central location and within an architecturally high standard building, which will attract quality tenants into Camden.

RESIDENTIAL PROVISION

7.6 The residential provision will contribute towards the Borough's housing targets and complies with London Plan and Camden planning policies in the intensification area.

8.0 SUMMARY AND CONCLUSIONS

- 8.1 The proposal has been considered against national, regional and local planning policy and has been found to be compliant. We believe that the proposal offers a significant improvement against the existing situation and that the potential of the site has been maximised in planning terms.
- 8.2 The proposals will provide a new building of high architectural quality in an appropriate location and with no detrimental effect on the surrounding area. Such an approach to the development of the site is consistent with the objectives of planning policy at all spatial scales.
- 8.3 The proposal will enable the improvement of an existing business and the retention of jewellery business use.
- 8.4 The refurbished employment floor space will help stimulate economic growth and responds to the requirements of businesses.
- 8.5 The proposed use of part of the building for five residential units is acceptable in policy terms and the development would make a positive contribution to the borough's housing stock.
- 8.6 In conclusion, in terms of land use, design and environmental impact the proposal is assessed to be an excellent example of sustainable development and an exemplary example of the realisation of planning policy at National, Regional and Local levels.

9.0 APPENDICES

Appendix 1 – Planning History

Application reference	Proposal	Decision and date
TP8701/4497	The erection of the host building. The original structure had 3 storeys with a basement.	Planning permission was granted on 07/07/1960
8600824	Change of use to the ground floor from light industrial to retail, an additional storey at roof level and a new shopfront.	Planning permission was granted on 01/07/1986