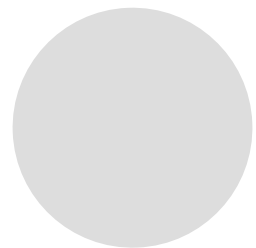
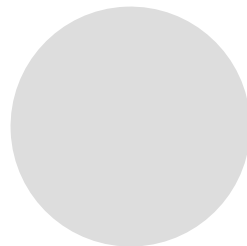
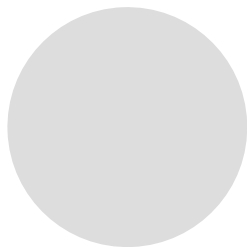
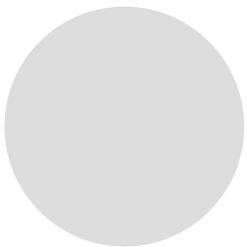


**72-80 LEATHER LANE AND 82 LEATHER LANE,  
LONDON**

**HATTON GARDEN PROPERTIES LIMITED**

**PLANNING STATEMENT**

**NOVEMBER 2016**



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## 1.0 INTRODUCTION

1.1 This Planning Statement has been prepared by DP9 Ltd on behalf of Hatton Garden Properties Limited, (hereafter referred to as ‘the Applicant’) in support of a full planning application for a roof top extension, infilling of existing light wells and internal reconfiguration at 72 - 80 Leather Lane and a listed building application for the insertion of a new internal door for new fire escape route at 80 – 82 Leather Lane. The application site of 72-82 Leather Lane is hereafter referred to as ‘the Site’.

1.2 The proposed description of development is as follows:

*Demolition of existing roof and erection of two storey rooftop extension, infilling of existing lightwells and internal reconfiguration. Creation of new fire escape route between Nos. 80 and 82.*

1.3 Nos. 72-80 Leather Lane is in dire need of internal refurbishment as the existing internal fabric is in a state of disrepair. In particular, the roof is believed to contain asbestos which needs to be replaced and adequate drainage / waste storage facilities for the jewellery use requires vast improvement.

1.4 The proposals will improve the existing office, retail and residential uses as well as reorganise these uses within the building. The more sensitive residential use will be placed on the upper levels of the building with the office, commercial jewellery uses and retail on the lower floors.

1.5 This statement comprises five sections as follows:

- Section 2 – Application Site and Surrounding Area
- Section 3 – Planning Application Proposals
- Section 4 – Planning Policy Review
- Section 5 – Conclusions

1.6 This statement should be read in conjunction with the following documents submitted with the application:

- Design and Access Statement prepared by SCH Architects;
- Existing and Proposed Plans prepared by SCH Architects;
- Heritage Statement prepared by Squire Heritage Consulting;
- Daylight and Sunlight Report prepared by Point 2 Surveyors;
- Contamination Land Assessment prepared by Cameron Environmental;
- Sustainability Statement prepared by Verte Limited;
- Archaeology Assessment prepared by MOLA; and

- Noise Impact Assessment Cole Jarman.

1.7 The proposals represent an opportunity to undertake significant improvement works to the Site. The proposals have been developed following consultation with Officers at London Borough of Camden (LBC).

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## 2.0 APPLICATION SITE AND SURROUNDING AREA

### The Site

- 2.1 The Site forms the junction at Leather Lane and Hatton Wall currently occupied by the Clockhouse Pub (82 Leather Lane) directly on the corner of this junction and City House (72-80 Leather Lane) forming the terrace to the south. The Clockhouse Pub is three storeys with frontages on both Leather Lane and Hatton Wall. City House is ground plus 6 storeys (excluding basement). The Site is approximately 0.0234 Ha.
- 2.2 There are a mix of uses on the Site including residential, office and commercial jewellery use with retail units operating at ground floor level. There is a service yard to the rear of the property which is used by other adjoining properties. There is currently no car parking provision on the Site.
- 2.3 The Site is located within the Central London Area and Hatton Garden Conservation Area. The Clockhouse Pub is Grade II listed (description set out at Appendix 1) and City House is not statutorily or locally listed.
- 2.4 The Clockhouse Pub is located within the viewing corridor of the Strategic View of St Paul's Cathedral from Parliament Hill Summit and City House is also located within this viewing corridor with part of the Site to the south located within the Wider Setting of the view. There are a number of tall buildings within the area, in particular tall buildings along Leather Lane and to the rear of the Site on Hatton Garden.

### The Surrounding Area

- 2.5 The Site lies in the Hatton Garden Area within LBC and Leather Lane is part of a mixed use area. The building heights vary in the surrounding area and the majority of the buildings in the area have retail at ground floor level whilst the upper floors are mostly in office or residential use.

### Transport

- 2.6 The Site has excellent transport links and benefits from the highest possible Public Transport Accessibility Level (PTAL) rating 6B ('Excellent').
- 2.7 Chancery Lane Underground Station and Farringdon Station are less than a 10 minute walk from the Site. Holborn (A40) to the south of the Site is served well with buses travelling towards Oxford Circus to the west and Bank to the east.
- 2.8 There is also a TfL Cycle Hire Docking Station located on Hatton Wall comprising 13 bicycles and four further nearby docking stations on Hatton Garden and Holborn Circus to the south and Northington Street and Farringdon Lane to the north.

Planning History

2.9 There are a number of planning history records for the Site which is set out below.

*The Clockhouse Pub*

2.10 The most recent planning and listed building application was for the retention of external staircase to rear first floor level and associated internal alterations (references: 2012/1237/P and 2011/5632/L) both approved on the 21 May 2012.

2.11 Prior to this, various applications for planning and listed building consent were refused relating to minor external alterations to the listed building.

*City House*

2.12 The most recent application for this part of the Site is for the erection of a rear extension at fifth floor level for the provision of additional office (B1 use) floor space (reference: 2004/4267/P) which was approved on 24 November 2004.

2.13 Prior to this, an application was submitted for the erection of an infill extension at rear 5th floor level to enclose existing fire escape (reference: P9601261) which was approved on 7 June 1996.

2.14 An application was approved on 13 June 1983 for new shopfronts (reference: 36070).

### 3.0 PLANNING APPLICATION PROPOSALS

3.1 This section provides a description of the planning application proposals. Full planning permission is sought for the demolition of the existing roof and erection of a two storey roof extension as well as infilling of the existing lightwells and internal reconfiguration. Listed building consent is also sought for the insertion of an internal fire escape door between the Clockhouse Pub and City House.

3.2 As part of the internal reconfiguration, the uses will be reorganised with retail continuing at ground level fronting onto Leather Lane, followed by office / commercial jewellery uses at ground (to the rear) and first floor levels and residential from the second floor and above. This ensures that the office acts as a buffer between the retail and residential units.

3.3 The proposals result in the following changes to the various uses within the Site:

Use	Existing Areas (sq m – GIA)	Proposed Areas (sq m – GIA)
Residential (C3 Use Class)	758.5	948.5
Office (B1 Use Class)	104	116.5
Commercial Jewellery (B1(a) Use Class)	200	221.5
Retail (A1 Use Class)	149	124.5
<b>Total</b>	<b>1,211.5</b>	<b>1,411</b>

Table 1 – Proposed Floorspace Figures

3.4 The proposals include an uplift of four residential units as shown in the table below:

Unit Type	Existing	Proposed
Studio	0	2

1 bed	0	2
2 bed	8	7
3 bed	0	1
Total	8	12

Table 2 – Residential Mix

3.5 The proposed uses within the building will also be rearranged so to minimise the impact the amenity of the future residents.

<b>Floor Level</b>	<b>Existing Arrangement of Uses and Areas</b>	<b>Proposed Arrangement of Uses and Areas</b>
Basement	Retail – 48 sq m Commercial Jewellery – 44 sq m	Retail – 19 Commercial Jewellery - 63 B1 office – 2
Ground	Retail – 73.5 sq m Commercial Jewellery – 58.5 sq m	Retail – 84.5 Commercial Jewellery – 60
First	Residential – 134 sq m	Commercial Jewellery – 62.5 B1 office - 96
Second	Residential – 135 sq m	Residential – 34.5
Third	Commercial Jewellery – 60.5 sq m B1 office – 85 sq m	Residential – 155.5



Fourth	Residential – 144 sq m	Residential – 158.5
Fifth	Residential – 128 sq m	Residential – 145.5
Sixth	Residential – 58 sq m	Residential – 109.5
Seventh	N/A	Residential – 36

Pre-Application Discussions

- 3.6 Pre-application discussions have taken place with LBC including site visits with Planning and Design Officers to explain the proposals. The DAS sets out these discussions to date and the proposals have been updated in response to pre-application feedback.
- 3.7 A letter has also been sent to the neighbours in the surrounding area informing of the proposals and inviting them to discuss the proposals with the design team.

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## 4.0 PLANNING POLICY REVIEW

- 4.1 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 the proposed development must be determined in accordance with the development plan unless material considerations indicate otherwise.
- 4.2 In this instance the statutory development plan for the area consists of the London Plan (2015), Camden's Core Strategy (2010) and Development Policies Document (2010) as well as Camden's supplementary Planning Guidance documents.
- 4.3 On 24 June 2016, LBC submitted the Draft Camden Local Plan and supporting documents to the Secretary of State and Local Government for independent examination. The Examination in Public took place in October 2016 where the Inspector recommended a number of modifications to the Local Plan.
- 4.4 At the current time, the emerging Local Plan sets out the draft policies which may be considered as a material consideration in their draft form and therefore form part of the assessment of the proposals within this Statement.
- 4.5 Also of relevance is national guidance. This is in the form of the National Planning Policy Framework (NPPF) (March 2012) and National Planning Practice Guidance (NPPG) (March 2014); which outline the Government's policy on different elements of planning with which local policies should accord.
- 4.6 The Site is covered by the following designations:
- Central Activities Zone (CAZ)
  - Central London Area
  - Hatton Garden Conservation Area
  - Hatton Garden Area
  - Leather Lane Neighbourhood Centre
  - Archaeological Priority Zone
- 4.7 The review of planning policy below will demonstrate compliance with the Development Plan under the following headings: -
- Land Use;
  - Residential Quality;
  - Design and Heritage;
  - Daylight and Sunlight;
  - Transport and Access;
  - Environmental Considerations;
  - Other Considerations

- 4.8 The NPPF has, at its heart, a presumption in favour of sustainable development, “approving development proposals that accord with the development plan without delay”.

### **Land Use**

- 4.9 The acceptability of the proposals in terms of land use is assessed against the national, regional and local policies in the paragraphs below.

### Mixed Use

- 4.10 The NPPF states that the role of the planning system is to ‘promote mixed use developments, and encourage multiple benefits from the use of land in urban and rural areas.’
- 4.11 The Site falls within the CAZ, which is London’s core providing a unique and varied character where people live, work and socialise. The London Plan seeks to ‘enhance and promote the unique international, national and Londonwide roles of the CAZ, supporting the distinct offer of the Zone based on a rich mix of local as well as strategic uses and forming the globally iconic core of one of the world’s most attractive and competitive business locations’.
- 4.12 Policy 2.11 of the London Plan relates to proposals within the CAZ and states that proposals to increase office floorspace should also include a mix of other uses including housing.
- 4.13 The London Plan requires proposals within the CAZ to meet strategic and local needs whilst not compromising the CAZ’s residential neighbourhoods.
- 4.14 Policy CS1 of the Core Strategy states that growth within LBC will be focused to the most suitable locations. LBC seek to promote appropriate development within Central London including additional homes and maximising the efficient use of land and buildings.
- 4.15 The Central London Area within LBC is promoted as ‘a successful and vibrant part of the capital to live, work and visit’. LBC will therefore support this area as a focus for growth in homes, offices and other uses.
- 4.16 Policy DP1 of the Development Policies Document requires a mix of uses in all parts of the borough including a contribution towards the supply of housing. Within the Hatton Garden area, if a proposal results in an increase of more than 200 sq m (gross) additional floorspace then 50% of additional floorspace in the form of secondary uses is required.

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- 4.17 The proposals will not result in an increase of more than 200 sq m of gross additional floorspace. As such, the requirement set out above is not applicable in this case.
- 4.18 Emerging Policy G1 of the Local Plan supports development that makes the best use of its site taking account of the quality of design, its surroundings, amenity, transport accessibility and heritage. Proposals that make inefficient use of the borough's limited land will be resisted. A mix of uses are supported where this contributes to achieving wider strategic objectives.
- 4.19 The Site therefore benefits from designations which support proposals for further office and residential development. The proposals seek to maximise the potential of this centrally located site that benefits from excellent transport links and will contribute to further appropriate growth in the area. This is in accordance with the London Plan and development plan policies including the policies contained in the emerging Local Plan.

#### Residential Use

- 4.20 The proposals will result in an uplift of four additional residential units. A breakdown of the proposed mix is set out within the previous section of this statement.
- 4.21 The NPPF promotes the on-going delivery of a wider choice of high quality homes, through creating sustainable, inclusive and mixed communities.
- 4.22 The Mayor 'recognises the pressing need for more homes in London in order to promote opportunity and provide a real choice for all Londoners in ways that meet their needs at a price they can afford' (London Plan Policy 3.3). The London Plan sets housing targets for boroughs in order to meet this need and promote further housing development across London. The average annual housing supply target for LBC is to provide 889 homes with an annual ten year target of 8,892 (between 2015 – 2025).
- 4.23 London Plan Policies 2.10 and 2.11 promote additional housing development specifically within the CAZ. Table 3.3 of the London Plan seeks to set minimum space standards for new dwellings.
- 4.24 One of the key strategic objectives of the Core Strategy seeks to provide more homes (CS6) to meet the London Plan housing target.
- 4.25 Policy DP1 requires proposals to include a mix of uses including a contribution to the supply of housing and Policy DP2 seeks to maximise the supply of additional homes within the borough. In particular, existing residential units will be protected. LBC expect proposals to include a range of self-contained homes of difference sizes.

- 4.26 It is considered that the proposed residential use is therefore fully in accordance with housing policy at all levels.

Office

- 4.27 The NPPF commits to ‘proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs’ (Paragraph 17). To do this, the Government is committed to securing economic growth in order to ‘create jobs and prosperity, building on the country’s inherent strengths’ (Paragraph 18) and ‘local planning authorities should plan proactively to meet the development needs of business and support an economy fit for the 21<sup>st</sup> century’ (Paragraph 20).
- 4.28 As previously highlighted, the Site falls within the CAZ, which is designated through the London Plan. The London Plan states that this area covers London’s geographic, economic and administrative core bringing together the largest concentration of London’s financial and globally-orientated business services.
- 4.29 Policy 4.1 of the London Plan promotes the ‘continued development of a strong, sustainable and increasingly diverse economy’ and seeks to ensure ‘the availability of sufficient and suitable workspaces in terms of type, size and cost’. The Mayor will therefore ‘support and promote the distinctive and crucial contribution of London’s economic success made by central London and its specialist clusters of economic activity’. Policy 4.2 recognises the ‘distinct needs of the central London office market’.
- 4.30 Existing employment sites will be protected (Policy CS8). Policy CS9 supports and promotes the Central London Area as a successful part of the capital to work in as well as live and visit. Areas of specialist activity such as Hatton Garden will be promoted and protected through this policy.
- 4.31 Policy DP13 relates to employment premises and sites. LBC seek to retain buildings that are suitable for continued business use.
- 4.32 Emerging Local Plan Policies E1 and E2 seek to support small and medium-sized businesses and encourage provision of employment premises as well as specific jewellery related uses within the Hatton Garden Area.
- 4.33 The proposals seek to retain the existing office use within the proposals with a net increase of 12.5 sq m of office floorspace. Therefore, the proposals do not result in the loss of any of the existing employment floorspace. The proposals will also result in the replacement of the sub-standard office accommodation and will allow for improved office floorspace on the Site helping to secure and provide longer-term employment and job creation in the area.

- 4.34 In summary, the proposals will not result in any loss of existing employment floorspace. As such, the proposals are in accordance with the development plan policies and supporting guidance.

#### Commercial Jewellery Use

- 4.35 Policy CS8 of the Core Strategy recognises the need to promote and protect the jewellery industry in Hatton Garden. It is also recognised that further investment is still needed to give this area a stronger identity and increase visitor numbers.
- 4.36 Hatton Garden is regarded to have a special character due to its nationally and internationally important cluster of jewellery manufacture and trading. This area is therefore protected to preserve and enhance the special character of the area and maintain and level of premises available for uses relating to the jewellery industry.
- 4.37 The existing commercial jewellery use operating from the Site requires an upgrade to ensure that the use remains viable and the operators can continue to work in this location to support this industry. The proposals seek to further increase the provision of commercial jewellery use which is supported through policies DP1 and DP13 as well as emerging Policies E1 and E2 of the Local Plan. As such, the increase in this use is considered acceptable.

#### Retail Use

- 4.38 Paragraph 23 of the NPPF identifies town centres as the heart of communities and therefore supports proposals that contribute to their viability and vitality. It identifies a network and hierarchy of centres that are resilient to anticipated future economic changes as necessary parts of successful and sustainable places.
- 4.39 London Plan Policy 2.11 promotes a mix of uses within the CAZ which includes retail development. Furthermore, Policy 4.7 states that the Mayor supports a strong approach to assessing need and bringing forward capacity for retail development in town centres.
- 4.40 Policy CS7 seeks to promote retail growth across the borough including the Leather Lane Neighbourhood Centre which caters for the day-to-day shopping needs of the local population.
- 4.41 LBC seek to ensure that the character, function, vitality and viability of LBC's centres is protected through managing the mix of uses and ensuring that development does not cause harm. Camden's Planning Guidance on Town Centres, Retail and

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Employment (2013) (CPG5) seeks to protect the loss existing Class A1 use within designated frontages.

- 4.42 It is proposed to retain the existing retail uses at ground floor level. Table 1 in the previous section of this report highlights an overall small loss of 24.5 sq m in retail floorspace. This loss is attributed to the inclusion of cycle storage at basement level only which will be used by residents. There will be a net increase in retail use at ground floor level of 12.5 sq m.
- 4.43 It is considered that this de minimis loss of retail floorspace within the basement will not have impact in terms of the overall function and viability of the retained retail uses at ground floor as these units will remain in Class A1 use maintaining active frontages within Leather Lane Neighbourhood Centre. Furthermore, it will allow for the promotion of the use of sustainable transport modes to future residents at the Site.
- 4.44 It is therefore considered that proposals accord with development plan in this respect.

### **Residential Quality**

- 4.45 Planning policy at all levels requires new homes to be well designed and meet the needs of existing and future communities. In order to achieve this, detailed design guidance has been established and is reviewed in the paragraphs below.
- 4.46 The NPPF promotes the delivery of a wide choice of high quality homes (Section 6) and applications for housing should be considered in the context of the presumption in favour of sustainable development (Paragraph 50).
- 4.47 Policy 3.5 of the London Plan relates to the quality and design of housing developments. New housing development should ‘be of the highest quality internally, externally and in relation to their context and to the wider environment’. Additionally, the design of all new dwellings should also take account of factors relating to ‘arrival’ at the building and the ‘home as a place of retreat’, have adequately sized rooms and convenient and efficient room layouts, meet the changing needs to Londoners over their lifetimes, address climate change adaptation and mitigation and social inclusion objectives and should be conceived and developed through an effective design process’.
- 4.48 The Mayor also has adopted a supplementary planning guidance (SPG) document for housing (March 2016) to provide further guidance on design standards for new residential developments in London. The SPG promotes new housing provision as part of mixed-use schemes and provides guidance on standards to ensure high quality internal accommodation standards are met as well as how to address entrances to homes and shared circulation.

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- 4.49 The Site does not currently have capacity for an additional 10 dwellings due to existing site constraints and as such, a contribution towards the supply of affordable housing is not required as set out by Policy DP3.
- 4.50 Policy DP5 requires developments to provide a range of self-contained homes of different sizes including a range of small and large homes in residential developments. The proposals will result in an uplift of additional dwellings and with an increased mix of unit sizes. LBC highlight a very high priority for 2 bedroomed units, a medium priority for 3-bedroomed units and a lower priority for 1-bed and studio units. The proposals respond to this priority within the borough with the majority of the units within the scheme being 2-bedroomed units. This is also in accordance with emerging Local Plan Policies H3, H6 and H7.
- 4.51 In accordance with Policy DP6, the residential units will all meet the lifetime homes standards with 10% of the residential units meeting wheelchair housing standards. The residential units also conform with the internal space standards set by the Mayor in the London Plan.
- Exceed Minimum Floorspace Standards
- 4.52 In terms of floorspace, the proposed residential units will exceed the minimum floorspace standards and result in generously sized and well-proportioned homes.
- 4.53 In summary, the proposals conform with planning policies and Camden’s Planning Guidance relating to residential quality.

### **Design and Heritage**

- 4.54 The NPPF considers that ‘good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people’. It goes on to say that ‘it is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private space and wider area development schemes’.
- 4.55 The NPPF further states that the Government attaches ‘great importance to the design of the built environment’ and that good design is a key aspect of sustainable development and should contribute positively to making places better for people.
- 4.56 The London Plan requires all new development in London to achieve the highest standards of accessible and inclusive design (Policy 7.2) to be consistent with the principles of Secure by Design (Policy 7.3). Development should have regard to the form, function or structure of an area and the scale, mass and orientation of surrounding buildings (Policy 7.4). Development should build on the positive elements that contribute to establishing character for the future function of the area.



- 4.57 Policy 7.6 of the London Plan sets out design principles, which include inclusive design and incorporation of the highest quality materials.
- 4.58 Policy CS14 promotes development of the highest standard that respects local context and character. This includes preserving and enhancing Camden’s diverse heritage assets, including the settings of conservation areas and listed buildings. Schemes should improve the quality of buildings and the street environment thereby helping to improve the experience of the borough for residents and visitors.
- 4.59 Policy DP24 requires development to be of the highest standard of design and to take account of the character and proportions of the existing building where extensions and alterations are proposed. This includes, inter alia, the consideration of the quality of materials to be used, the provision of visually interesting frontages at street level and accessibility.
- 4.60 The achievement of high quality urban design is set out as a key planning objective through all levels of policy. The proposals have been considered in terms of urban design and are based upon a number of key design principles set through policy, which are explained in the Design and Access Statement submitted with this application.
- 4.61 A rigorous review of the design process has been undertaken in order to address comments raised by Officers in at pre-application stage.
- 4.62 The proposals have been designed to respect the character and appearance of the local area and neighbouring buildings. The roof top extension has been sensitively designed to respect the character and setting of the Hatton Garden Conservation Area and surrounding listed buildings. The extension does not breach the height parameters of the strategic viewing corridor of St. Paul’s.
- 4.63 The design also considers the local views along Leather Lane. The extension seeks to complement the semi industrial nature of the area. As such, the extension will be clad in red pigmented zinc with traditional standing seams.
- 4.64 A more detailed assessment of the design of the proposals is provided in the accompanying Design and Access Statement. The Design and Access Statement demonstrates how the proposals successfully integrate within the existing context.
- 4.65 A Heritage Statement prepared by Squire Heritage Consulting has been submitted with the application. This statement assesses the impact of the proposals on the significance of the proposed external works to City House as well as the internal alterations of the Clockhouse Pub.

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- 4.66 The statement highlights that the proposed extension will bring improvements to the public realm for those for work, visit or live in the area and the setting of the conservation area will be improved through the rooftop extension. The extension has been purposefully set back so not to detract interest in the main elevations and local views along Leather Lane.
- 4.67 It is therefore considered that the proposals will not have an adverse impact upon the skyline or the appearance of the building on Site or other nearby listed buildings. The extensions provide an opportunity to improve the design of the building with an attractive built addition. The statement concludes that the proposed external changes to the building will enhance the visual prominence of the building to the Hatton Garden Conservation Area with the additions of contemporary architecture and traditional materials will sit well within the locality.
- 4.68 The Heritage Statement also highlights that the new proposed opening within the listed Clockhouse Pub to provide an improved fire escape will make no incursions on the significant historic fabric of the building.
- 4.69 As such, it is considered that the proposals accord with London Plan Policies 3.5, 5.3 and 7.8, Policy CS14 of the Core Strategy and Policies DP22, DP24 and DP25 of the Development Policies Document.

### **Daylight and Sunlight**

- 4.70 An assessment of the likely effect of the Development on the daylight and sunlight of residential properties surrounding the Site has been undertaken in the accompanying Daylight and Sunlight Report.
- 4.71 The report concludes that whilst there will be reductions in both Daylight and Sunlight to each of the neighbouring properties, this reduction will be small. All neighbouring windows and rooms are fully compliant with the BRE VSC, NSL and APSH criteria and therefore the report considers that the proposal fully accords with BRE guidance.
- 4.72 Overall the Development can be deemed to be broadly in accordance with the BRE criteria for existing surrounding residential units and therefore accords with London Plan Policy 3.5 and Policy DP26 of the Development Policies Document.

### **Transport and Access**

- 4.73 The Site is well connected for access to the London Underground, National Rail and local bus services. The Site has an PTAL rating of 6b which represents the highest level of accessibility defined by TfL as 'Excellent'.

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- 4.74 The proposals do not include the provision for parking spaces and as such, the proposals will remain car free. A total of 20 cycle parking spaces will be provided at basement level in accordance with the London Plan standards.
- 4.75 Refuse collection will be take place on-street along Leather Lane.
- 4.76 The proposals therefore accord with London Plan Policy 6.3 and Core Strategy Policy CS11 of the Core Strategy and DP16 of the Development Policies Document relating to sustainable transport. The proposals also accord with emerging Policies T1 and T2 of the Local Plan.

### **Environmental Considerations**

- 4.77 An Energy Statement prepared by Verte Ltd, is submitted with the planning application which demonstrates how the proposals comply with the relevant carbon reduction targets and planning policy. The proposals have been designed to meet GLA and Building Regulations, Part L CO<sub>2</sub> emissions and energy standards.
- 4.78 In summary, the proposed Development will comply with the relevant carbon reduction as follows:
- Be Lean – it is anticipated that significant savings of 21.9% can be achieved through various energy strategies over the Part L targets;
  - Be Clean – the development will not be provided with a communal heating systems due to the technical and management difficulties;
  - Be Green – a study was undertaken in relation to renewable energy technologies however, these were not applied as it is considered that the Be Lean measures provides the occupants with a robust solution to reducing carbon emissions.
- 4.79 As a result, the proposed consent design strategy results in a total saving of 1.7 tonnes of CO<sub>2</sub> per annum and an overall 21.9% improvement is achieved over the Part L 2013 baseline.
- 4.80 The relevant section of the Energy Statement demonstrates how the proposals will deliver against general sustainability criteria and best practice. The Statement demonstrates that the proposed extension will incorporate sustainable design and construction measures throughout all stages of the development including long-term management. It sets out how the Development will comply with the relevant planning policies.
- 4.81 It is considered that the Development accords with London Plan Policies 5.2 and 5.7, Core Strategy Policy CS13 and Development Policy DP22.

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### Noise and Vibration

- 4.82 A Noise Assessment has been carried out by Cole Jarman as part of this application to assess the impact of the proposed plant on surrounding noise sensitive receptors.
- 4.83 The assessment concludes that the proposed uses will be acceptable subject to further recommendations being incorporated into the design including the incorporation of vibration isolation treatment.
- 4.84 It is therefore considered to meet the required standards for noise and vibration levels in accordance with London Plan Policy 7.15, local planning policies CS1, DP12, DP26 and emerging policies TC4 and A4.

### **Other Considerations**

#### Archaeology

- 4.85 A desk-based archaeological assessment of the Site has been undertaken by Museum of London Archaeology (MOLA) to assess the impact on buried heritage assets.
- 4.86 The assessment concludes that the Site generally has low potential to contain significant heritage assets. It has been recommended that a watching brief be undertaken during any excavation and underpinning requiring any previously unrecorded assets not be removed without record.
- 4.87 Any further archaeological work would be undertaken in accordance with a Written Scheme of Investigation that will be submitted to the Council through the relevant condition.
- 4.88 The proposed Development, in the context of archaeology, complies with relevant planning policies. In particular, the NPPF, London Plan Policy 7.8, local Policies CS14 and DP25 and emerging policy D2.

#### Contamination

- 4.89 The desk top study prepared by Cameron Environmental concludes that it is possible that the building fabric and potentially underlying soils may have been impacted by toxic and phytotoxic metals generated from metal refining / smelting and jewellery manufacture. No other potentially significant nearby contaminant sources were identified on or off site and the near-surface ground water movement is likely to be away from the study site thereby mitigating any impacts on the Site from other off-site contaminant sources.

- 4.90 The report highlights that the existing building does have potential for the presence of asbestos within the fabric including the roof.
- 4.91 The report recommends that a survey be carried out prior to demolition taking place to ascertain the location of asbestos within the building. A contractor can then remove this material prior to works commencing.
- 4.92 Notwithstanding the above, the report concludes that there is currently no information which currently suggests that the soil at the Site is contaminated.
- 4.93 A Watching Brief will be prepared and maintained during the excavation to ensure that all contaminants are effectively removed. This is in accordance with the NPPF, London Plan Policy 5.21, and the Core Strategy.

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## 5.0 CONCLUSION

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act requires planning applications to be undertaken in accordance with the Development Plan unless material considerations indicate otherwise. This proposal is in accordance with development plan policy, and in addition, there are a number of material considerations which support the grant of planning permission.
- 5.2 This Statement assesses the proposals against the Development Plan and other relevant national, regional, and local planning policy, including Camden's Planning Guidance documents.
- 5.3 The principle of the development proposals accord with the current and emerging planning policy and guidance being National policy, the London Plan and Camden's Development Plan policies and supporting guidance. It is also in accordance with the emerging Local Plan policies.
- 5.4 The Development will deliver a high quality office, retail and residential uses.
- 5.5 The proposals have been subject to a consultation exercise involving numerous pre-application meetings officers from the Council, as well as engagement with the local community. The issues raised by Officers during pre-application meetings have been considered and incorporated into the proposals where practicable.
- 5.6 The proposals have been subject to detailed assessment against national, regional and local planning policy and guidance and has been found to be in general accordance with the Development Plan and other material considerations.
- 5.7 Overall, the proposals will bring about vast external and internal improvement for the Site and immediately surrounding area in line with the NPPF, London Plan and Council's planning objectives.
- 5.8 For the reasons set out within this Statement, it is considered that the principle of the development is consistent with the broad objectives of planning policy and in accordance with the Government's overarching aims for sustainable growth.
- 5.9 The proposed Development is therefore acceptable and planning permission should be duly granted.

## APPENDIX 1 – CLOCKHOUSE PUB LISTING DESCRIPTION

### CAMDEN

*TQ3181NW LEATHER LANE 798-1/102/1016 (East side) 14/05/74 No.82 The Clock House Public House*

### GV II

*Public house. Mid C19. Stucco with green glazed tile ground floor now painted over. 3 storeys. 2 windows, splayed corner and 3 window return (some blind) to Hatton Wall. Segmental arched ground floor openings with busts in roundels in the spandrels. Entrance in the splayed corner. Entablature at 1st floor level. 1st floor windows square-headed, architraved ashes with console bracketed cornices. Above entrance, free standing royal coat of arms with supporters. 2nd floor, architraved sashes with clock above coat of arms. Cornice and blocking course. INTERIOR: single bar, retaining large C19 bar back with moulded cornice and later mirrors. Bar counter early C20. C19 ceiling ribs and decorated ventilation grills with late C20 inset mirrors. Early C20 dado panelling and window surrounds form a piece, rear fireplace with eared surround.*