

Delegated Report (Members Briefing)		Analysis sheet N/A	Expiry Date: 29/08/2016
			Consultation Expiry Date: 13/09/2016
Officer Tessa Craig		Application Numbers 2016/3018/P and 2016/4143/P	
Application Address 67-74 Saffron Hill London EC1N 8QX		Drawing Numbers See decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature
Proposals			
<p>1) <u>2016/3018/P</u> - Erection of two storey extension at front elevation at second floor. Alterations and refurbishment throughout building including revised fenestration details (Class B1(a))</p> <p>2) <u>2016/4143/P</u> - Erection of first floor extension to side/rear of building (Onslow Street side) (Class B1(c))</p>			
Recommendation(s):	<ol style="list-style-type: none"> 1. Grant conditional planning permission subject to s106 legal agreement 2. Grant conditional planning permission subject to s106 legal agreement 		
Application Types:	2 x Full Planning Permissions		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	123	No. of responses	24	No. of objections	24
			No. electronic	24		
Summary of consultation responses:	<p>A press notice was displayed on 25/08/2016 for 2016/4143/P and a site notice on 19/08/2016. A press notice was advertised on 07/07/2016 for 2016/3018/P and site notices were displayed on 06/07/2016 and 27/07/2016.</p> <p>Objections have been received from:</p> <ul style="list-style-type: none"> • Flat G.4 Ziggurat Building, 60-66 Saffron Hill; • Flat G.5 Ziggurat Building, 60-66 Saffron Hill; • Flat 6.3 Ziggurat Building, 60-66 Saffron Hill; • Flat 4.7 Ziggurat Building, 60-66 Saffron Hill; • Flat 5.8 Ziggurat Building, 60-66 Saffron Hill; • Flat 4.9 Ziggurat Building, 60-66 Saffron Hill; • Flat 2.7 Ziggurat Building, 60-66 Saffron Hill; • Flat 5.1 Ziggurat Building, 60-66 Saffron Hill; • Flat 2.9 Ziggurat Building, 60-66 Saffron Hill; • Flat 6.5 Ziggurat Building, 60-66 Saffron Hill; • Flat 3.6 Ziggurat Building, 60-66 Saffron Hill; • Flat 2.8 Ziggurat Building, 60-66 Saffron Hill; • Flat 3.9 Ziggurat Building, 60-66 Saffron Hill; • Flat 7.1 Ziggurat Building, 60-66 Saffron Hill; • Flat 3.8 Ziggurat Building, 60-66 Saffron Hill; • Flat 2.6 Ziggurat Building, 60-66 Saffron Hill; • Flat 5.1 Ziggurat Building, 60-66 Saffron Hill; • Flat 3.4 Ziggurat Building, 60-66 Saffron Hill; • Flat 7.2 Ziggurat Building, 60-66 Saffron Hill; • Flat 2.2 Ziggurat Building, 60-66 Saffron Hill; • Flat 2.3 Ziggurat Building, 60-66 Saffron Hill; • Ziggurat Building, 60-66 Saffron Hill (no flat number given); • Ziggurat Freehold Ltd; • 83-85 Saffron Hill. <p>The objections relate to:</p> <ul style="list-style-type: none"> • Loss of light (<i>see paragraphs 2.9-2.12 below</i>); • Loss of outlook (<i>see paragraphs 2.9-2.12 below</i>); • Impact on privacy (<i>see paragraphs 2.9-2.12 below</i>); • Noise disturbance (<i>noise from construction is managed by the Control of Pollutions Act 1974 (The Council is not able to control which tenants occupy a private property)</i>); • Light pollution (<i>see paragraphs 2.9-2.12 below</i>); • Hindrance to skyline (<i>see paragraphs 2.4-2.8 below</i>); • Deliveries will increase (<i>see paragraphs 2.13-2.20 below</i>); • Do not comply with previous planning permission or s106 obligations 					

	<p><i>(breaches of historic s106 agreement have been referred to Enforcement Team);</i></p> <ul style="list-style-type: none"> • Further extensions would harm conservation area (see paragraphs 2.4-2.8 below); • Existing sign draws attention to building (no new advertisements are proposed); • Anti-social behaviour from noise (Noise nuisance from tenants is not a material consideration as the Council has not control over behaviour of occupants); • Increased vehicle and pedestrian movements (see paragraphs 2.13-2.20 below); • Precedence (each application is assessed on its own merits); • Mismanagement of existing property particularly lightwell (not a material planning consideration); • Previous permissions refused (an application for a fifth floor was refused in 2001 (see site history below), however the current proposal is for additions at first, second and third floor and does not add to highest point of the existing building); • Reduced property value (not a material planning consideration); • Disruption during construction (see paragraphs 2.18-2.20 below); • Notification not correctly carried out (site and press notices were advertised as required and the applications are both over 24 weeks old, therefore enough time has been provided for consultation responses).
<p>CAAC/Local groups comments:</p>	<p>N/A</p>

Site Description

The application site is a five storey with basement commercial building located within the Hatton Garden Conservation Area. The property is occupied by Class B1 users.

An existing vehicle access into the site is located along Saffron Hill. Parking on the site is within the established service yard, which also acts as a lightwell at this point. This area also provides cycle parking and an area for waste and recycling storage. An area of parking for motorcycles is located along Saffron Hill directly opposite the building's front entrance.

A residential building (The Ziggurat Building) is located immediately to the south of the site (60-66 Saffron Hill), with the present 5 metre wide lightwell/service yard separating the two buildings. The Ziggurat Building comprises 62 residential apartments and a commercial unit on the ground floor.

The application site building is located within a distinctly mixed-use area comprising offices, research and development space, studios, light industrial units, public houses, shops, a multi-storey car park and residential apartments. The application site building is not identified in the conservation area statement as being one of local interest (neutral contribution).

Relevant History

8580026 - Projecting box sign (1300 x 300mm at height of 2.4m to the underside). (As shown on one unnumbered drawing) – Granted 13/03/1985.

9000107 - Continued use as the Headquarters of the National Society for the Prevention of Cruelty to Children including offices meeting and teaching facilities and ancillary storage and housekeepers flat as shown on location plan (Ref:K205/P307/001/1) – Approved 26/06/1990.

PSX0005186 - Construction of new 5th floor – Withdrawn 06/12/2000.

PSX0104764 - Construction of new 5th floor to be used as offices – Refused 24/10/2001.

PSX0204458 - Erection of fifth floor roof extension to be used as offices – Refused 06/03/2003 and appeal dismissed 30/09/2003.

2010/0938/A - Retention of two internally illuminated projecting signs at ground floor front elevation of office building – Approved with conditions 11/05/2010.

2010/0941/P - Retention of roller shutter doors with pedestrian gates on the front and side elevation and windows at the side elevation, and infill extension at side elevation over part of the service yard at ground floor level. Refused and warning of enforcement action to be taken 08/07/2010 after consideration of the application at the Development Control Committee meeting on 24/06/2010.

2011/2442/P - Retention of infill extension for additional office (Class B1) accommodation and associated windows and installation of bi-fold door, all at ground floor level on side (south) elevation - Full Planning Permission Granted subject to a Section 106 Legal Agreement and Warning of Enforcement Action (roller shutter to be removed) on 09/01/2012.

Relevant policies

National Planning Policy Framework 2012

London Plan 2016

LDF Core Strategy and Development Policies 2010

CS1 Distribution of growth

CS3 Other highly accessible locations

CS5 Managing the impact of growth and development

CS8 Promoting a successful and inclusive Camden economy

CS9 Achieving a successful Central London

CS11 Promoting sustainable and efficient travel

CS14 Promoting high quality places and conserving our heritage

CS18 Dealing with our waste and encouraging recycling

CS19 Delivering and monitoring the Core Strategy

DP13 Employment premises and sites

DP16 Transport implications of the development

DP17 Walking, cycling and public transport

DP18 Parking standards and limiting the availability of car parking

DP19 Managing the impact of parking

DP20 Movement of goods and materials

DP21 Development connecting to the highway network

DP24 Securing high quality design

DP25 Conserving Camden's heritage

DP26 Managing the impact of development on occupiers and neighbours

DP28 Noise and vibration

Supplementary Planning Guidance 2013/2015

CPG1 (Design): Section 4: Extensions, alterations and conservatories

CPG2 (Housing): Section 4: Residential space standards, Section 5: Lifetimes Homes

CPG3 (Sustainability): Sections 1-9
CPG6 (Amenity): Sections 1-7 & Section 11.
CPG7 (Transport): Sections 1-9
CPG8 (Planning Obligations): Sections 1-11

Hatton Gardens Conservation Area Appraisal and Management Strategy 1999

Assessment

1.0 Proposal

1.1 Planning permission is sought for the refurbishment and extension of 67-74 Saffron Hill. The refurbishment works include:

- Revised fenestration details throughout the building (powder coats aluminium frames);
- The external façade will be retained and renovated with the render painted and repaired. The tiled plinth will be removed and replaced with black render.

1.2 The proposed extensions include:

- A two storey extension to the front elevation on Saffron Hill at third and fourth floor totalling 256sqm (ref. 2016/3018/P). The extension would be 27m wide along the front elevation, 2.8m deep off the existing upper floors and 7m deep on the north western corner and 6.5m high over two storeys; and
- A single storey extension at roof level in rear elevation on Onslow Street side (90.3sqm). The 'L' shaped extension would be 9.3m wide, 11.2m deep and 7.5m high. The extension is proposed to be constructed from brick to match the main property (ref. 2016/4143/P).

1.3 The proposed additional floor space under reference 2016/4143/P is to provide for the jewellery trade in accordance with Policy CS8.

2.0 Assessment

2.1 The principal considerations material to the determination of this application are summarised as follows:

- Land use considerations
- Design Impact
- Transport
- Amenity
- Planning obligation

Land Use Considerations

2.2 DP13 states, where proposals would increase total gross floorspace by more than 200 sqm, we will seek to negotiate up to 50% of the additional floorspace as affordable premises suitable for the jewellery sector and housing, in accordance with policy DP1 on mixed use development. When the provision of workspace is not possible due to the nature of the site or the development, we will seek a financial contribution towards support for the jewellery industry.

2.3 The proposal is to create 256sqm of additional Class B1 (a) office floorspace within the two storey Saffron Hill elevation extension (ref. 2016/3018/P). In accordance with policy DP13, the applicant is to provide 90.3sqm of additional floorspace within a second extension (ref. 2016/4143/P) on the Onslow Street elevation of the building as jewellery manufacturing/ jewellery workshop space

which shall be secured via s106 legal agreement.

Design Impact

- 2.4 Policy DP24 of the LDF expects all developments to be of the highest standard and to consider the character, the setting and context of neighbouring buildings. Policy DP24 also expects developments to consider the quality of materials that are used. Policy DP25 expects developments to only permit developments that preserves or enhance the character and appearance of the conservation area. This follows NPPF and London Plan guidance, and legislative requirements under Sections 16 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 2.5 The subject building is a non-listed building that makes a neutral contribution to the Hatton Garden Conservation Area. It is a mid-century five-storey slab office block, rising from a two-storey podium block. The podium is composed of metal-framed top-hung windows surmounting a render spandrel. To its north is a four-storey building, to its south a more complicated structure stepping back as it rises in a ziggurat style.
- 2.6 On the Saffron Hill elevation to the west, the proposals look to add two storeys to the podium across three quarters of its width, leading it approximately to correspond in height with its four-storey northern neighbour. A gap will be left to the south, inset from the existing line of the side of the set-back slab block. On the Onslow Street elevation to the east, it is proposed to add a single-storey extension to the existing two-storey podium.
- 2.7 Buildings on Saffron Hill are highly variegated, in building height, plot width, and design, and there is no continuity to be disrupted. Commercial premises predominate, although the building next-door (Ziggurat building) is residential. The gap above the first floor will be partly retained to the south, meaning that the increase in height will not have the impact of a full-width extension, and the building will acquire a more interesting, three-box shape. Onslow Street is a narrow, canyon-like alley, whose sense of enclosure will barely be affected by the proposal, which will infill a narrow gap between much taller blocks on either side.
- 2.8 The existing building has limited design merit and plays a low-key role in the streetscape, so its sympathetic alteration would not be considered harmful. To achieve this, care will have to be taken with the design of the windows and spandrel material. An exact match to the existing is not required, but a unified design across the façade is. Details of the facing materials and window design shall be required to be submitted a condition of consent to ensure high quality materials.
- 2.9 The proposed extensions would sit comfortably with the host building, being of an appropriate scale and design, and with neighbouring properties and would have no adverse impact on the streetscene or the character and appearance of the Hatton Gardens Conservation Area.

Amenity

- 2.10 Core Strategy policy CS5 and Development Policy DP26 seek to ensure that the existing sensitive residential amenities of neighbouring properties are protected, particularly with regard to visual privacy, outlook, daylight and sunlight, noise and air quality.
- 2.11 CPG6 Amenity states: *“Development should be designed to protect the privacy of both new and existing dwellings to a reasonable degree. Spaces that are overlooked lack privacy. Therefore, new buildings, extensions, roof terraces, balconies and the location of new windows should be carefully designed to avoid overlooking. The degree of overlooking depends on the distance and the horizontal and vertical angles of view”*.
- 2.12 The proposed extensions are not considered harmful in terms of privacy. There shall be additional windows on both the Onslow Street and Saffron Hill elevations, however there are already windows in these elevations and at this height, therefore levels of overlooking would

not increase greatly.

- 2.13 The two storey extension proposed to the front elevation on Saffron Hill at third and fourth floor level on the Saffron Hill elevation is to be 6.9m from the Ziggurat building and 2.8m deep. Due to the orientation of the building, the maximum height of the extension (which does not exceed the higher floors in the centre of the building), the modest depth and the location of windows at the Ziggurat building, it is not considered the development would harm daylight or outlook to these neighbouring residential properties. The extensions are also not considered to worsen light pollution given windows shall be within elevations that already include glazing and that there shall be no windows on the east facing elevation which the residential are located adjacent to.

Transport

- 2.13 Development policy DP18 states that the Council seeks to ensure that developments provide the minimum necessary car parking provision. The Council expects development to be car free in the Central London Area, the town centres of Camden Town, Finchley Road/Swiss Cottage, Kentish Town, Kilburn High Road and West Hampstead, and other areas within Controlled Parking Zones that are easily accessible by public transport. The site has a PTAL score of 6b ('best'), which indicates that it is highly accessible in terms of public transport. The nearest tube station is Farringdon to the south.
- 2.14 Policies CS11, DP18, DP19 and CPG7 collectively require new (or additional) residential developments to be car-free in areas that are easily accessible by public transport. The proposals do not wish to introduce any car parking facilities and are thus in keeping with policies CS11, DP18, DP19 and CPG7 and acceptable in terms of transport. Cycle Parking
- 2.15 The Council expects cycle parking at new developments to be provided in accordance with the standards set out in the London Plan 2016. The applicant shall be required to demonstrate as a condition of consent that adequate cycle storage (4 long term and 1 short term cycle storage space) has been provided onsite at ground level in accordance with the guidance in CPG7.

Highways Contribution

- 2.16 The development is likely to comprise highways works surrounding the site. Policy DP21 states that the Council will expect development connecting to the highway to repair any construction damage to the transport infrastructure or landscaping and reinstate all affected transport network links, road and footway surfaces following development. In order to cover the Council's cost to repair any highway damage as a result of construction and to tie the development into the surrounding urban environment a financial contribution should be required to repave the footway adjacent to the site in accordance with policy DP16 and DP21.
- 2.17 The Council maintains that a payment for highways work should be secured through a Section 106 legal agreement, which will also combine as an agreement under Section 278 of the Highways Act 1980. CPG8 (Planning Obligations) states that the Council will secure payment for required works by preparing an estimate (including fees) for the scheme that the developer will be required to pay before commencing development (paragraph 5.14). The amount will depend on serving arrangements which are yet to be confirmed. The most effective way of securing sufficient payment and ensuring the works are carried out to the Council's procedures and standards is for a financial contribution to be paid by the developer on commencement of the development and secured by Section 106 legal agreement.

Construction Management Plan (CMP)

- 2.18 Works associated with the development are likely to generate a significant number of construction vehicle movements during the overall construction period and there are concerns with the impact of this on the wider transport network. The primary concern is public safety but

we also need to ensure that construction traffic does not create (or add to existing) traffic congestion.

2.19 The proposal is also likely to lead to a variety of amenity issues for local people (e.g. noise, vibration, air quality). The Council needs to ensure that the development can be implemented without being detrimental to amenity or the safe and efficient operation of the highway network in the local area. A CMP should therefore be secured as a Section 106 planning obligation. It should be noted the Council cannot control the period it takes to construct buildings, however permission must be given effect to within 3 years of a decision.

2.20 The Council has a CMP pro-forma which must be used once a Principal Contractor has been appointed. The CMP, in the form of the pro-forma, would need to be approved by the Council prior to any works commencing on site. A financial contribution of £1,140 would need to be secured to cover the costs of reviewing the Construction Management Plan. This would also need to be secured by a Section 106 planning obligation if planning permission is granted.

3.0 Recommendation

3.1 Grant conditional planning permissions subject to s106 legal agreements securing the following:

- Financial contribution to cover the cost of highway works in the general vicinity of the site (amount based on how construction is serviced);
- Construction Management Plan (CMP);
- Financial contribution of £1,140 to cover the costs of reviewing the Construction Management Plan; and
- Jewellery floorspace (90sqm).

Disclaimer:

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 6th February 2017, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.