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**Date: 22/07/2016**  
**Our ref: 2016/1005/PRE**  
**Contact: Samir Benmbarek**  
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Mr Geoffrey Eaton  
 Suite 7  
 Ripon House  
 35-37 Station Lane  
 Hornchurch  
 Essex  
 RM12 6JL

Dear Mr Eaton

**Re: 87 Leather Lane, London EC1N 7TS**

Thank you for submitting a pre-planning application enquiry for the above property which was received on 22<sup>nd</sup> February 2016 together with the required fee of £1,200.00

**1. Drawings and documents**

	Cover Letter
	OS Map
	PTAL Report
	Compressed Background Information
15.0165_EX01	Plans, Elevations and Sections as Existing
15.0165_PL01	Plans, Elevations and Sections as Proposed
15.0165_SK01	Plans, Elevations and Sections as Proposed

**2. Proposal**

Change of use of ground and lower ground floor from retail (Use A1) to 2x studio flats (Use C3).

**3. Site description**

The site comprises of a four storey building with a lower ground floor located on the western side of Leather Lane. The building is located within the Hatton Garden Conservation Area and is a Grade II Listed Building. The building dates from the early 18<sup>th</sup> Century and is one of a group of four terraced houses with later shops at ground floor level.

**4. Relevant planning history**

2014/1504/P- Erection of a single storey rear extension at first floor level with terrace and balustrade in connection with residential flat (Class C3).

**Refused**

2014/1562/L- Internal and external alterations to include the erection of a single storey rear extension at first floor level with terrace and balustrade, reduction of existing rear window,

removal and addition of staircases from basement to first floor level and removal of partitions.

**Refused**

## 5. Relevant policies and guidance

### National Planning Policy Framework 2012

### The London Plan March 2016

#### LDF Core Strategy

CS1- Distribution of Growth

CS5- Managing the impact of growth and development

CS6- Promoting Quality Homes

CS7- Promoting Camden's Centres and Shops

CS14- Promoting high quality places and conserving our heritage

CS19- Delivering and monitoring the Core Strategy

#### LDF Development Policies

DP2- Making Full Use of Camden's Capacity for Housing

DP5- Homes of Different Sizes

DP10- Helping and Promoting Small and Independent Shops

DP24- Securing high quality design

DP25- Conserving Camden's Heritage

DP26- Managing the impact of development on occupiers and neighbours

#### Camden Planning Guidance 2015/2016

CPG1- Design

CPG2- Housing

CPG5- Town Centre, Retail and Employment

CPG6- Amenity

CPG7- Transport

## 6. Introduction

This written response is based on the items submitted in the "Drawings and Documents" section. This is general and informal planning officer response to the proposal and development in relation to the submitted drawings and documentation. Should the pre-application scheme be altered, some of the advice given may become redundant as a result of this. This advice may not be considered relevant if adopted planning policies at national, regional or local level are changed or amended. Other factors such as case-law and subsequent planning permissions may affect this advice.

## 7. Change of Use of the Ground Floor

In review of the guidance set out in CPG5 (Town Centres and Employment), specifically in relation to Hatton Garden and the Leather Lane Neighbourhood Centre, the proposal to decrease the floorspace in A1 use could be considered acceptable.

The works to the ground floor will not result in a loss of A1 unit and will still retain a frontage within an important neighbourhood centre. The proposed retail unit will have a floorspace of 21sqm which may be considered to hinder its viability. It has been discussed that the proposed altered unit will be occupied by a jewellery retail occupier is considered appropriate as it is within the aims of policy approach for the Hatton Garden area. The proposal could be considered acceptable with details of assurances from the interested jewellery retailer or offers of interest from other potential occupiers should be demonstrated within the application to overcome the concern of the smaller floorspace of the retail unit.

## 8. Standard and Quality of the Proposed Accommodation

The proposal to convert part of the ground and basement floor into dwellings is considered acceptable. On the ground floor, a studio flat will be created with a gross internal area (GIA) of 40sqm, and another studio flat to be created at basement level with a GIA of 54sqm. This surpasses the space standards set out in the Department of Communities and Local Government (DCLG) Technical Housing Standards. The three bedroom maisonette will have a GIA of 198sqm which is also within the housing standards. The bedrooms within the maisonette comply with the requirements of the DCLG standards in bedroom sizes.

The new converted dwellings are considered to provide a good standard of residential accommodation in terms of layout, amenity space, room sizes, sunlight, daylight, outlook and ventilation.

It is advised that the converted dwellings are required to achieve 110L per person, per day (including 5L of water for external use).

## 9. Design and Impact on the Listed Building and Surrounding Area

In consideration of Camden Planning Guidance 1 (Design), rear extensions should be designed to:

- Be secondary to the building being extended in terms of location, form, scale, proportions, and dimensions and detailing;
- Respect and preserve the original design and proportions of the building, including its architectural period and style;
- Respect and preserve existing architectural features, such as projecting bays, decorative balconies or chimney stacks;
- Respect and preserve the historic pattern and established townscape of the surrounding area including the ration of built to unbuilt space;
- Not cause a loss of amenity to adjacent properties with regard to sun sunlight, daylight, outlook, overshadowing, light pollution/spillage, privacy/overlooking and sense of enclosure;
- Allow for retention of a reasonable sized garden; and
- Retain the open character of existing natural landscaping and garden amenity, including that of neighbouring properties, proportionate to that of the surrounding area

In review of the guidance, submitted drawing and site visit, the infill extension at first floor level would be likely to be acceptable but needs to meet the criteria and standards set out in DP24 and DP25. The rear extension should be subordinate to the host building and specifically the form of the historic rear elevation and the pitched roof of the adjacent closet wing. This is as it would be visible from public space within the Bourne Estate, located behind the host building.

In regards to Listed Building considerations, a successful design would need to carefully meet the historic fabric of the rear elevation and of the closet wing. Loss of fabric or harm to it will be unacceptable as anything that compromises appreciation of features of architectural interest such as the close wing (staircase) window.

A full width extension would be considered to be unacceptable as evidenced in applications 2014/1504/P and 2014/1562/L. A more appropriate and sensitive approach would be to use the existing uncovered space. There would be no objection in principle to the use of glazing and this would allow historic elevations to be read within.

The rear wall of the building is exposed brick, without openings in common with the character of the rest of the rear elevations of the terrace. It would be difficult to introduce a window without harming its character as a perimeter wall. If excavation at basement level is acceptable than pavement light or low level light would be likely to be the most acceptable option for lighting the basement. Alternatively, any proposals for a new window at ground floor level should be supported with evidence of historic arrangements on the terrace.

The principle of a double height void at basement and ground floor within the area of new excavation and the footprint of the first floor rear extension is likely to be resisted due to its impact upon the volume of the rear rooms which has some limited historic significance of its own. The smaller the void, the more acceptable it would be likely to be.

## **10. Internal Works to the Listed Building**

Internally, at basement level, removal of inappropriate modern finishes is acceptable and the reuse of historic fabric is encouraged. Addition and removal of recent partitions in the basement is likely to be acceptable provided there is no loss of historic fabric. The proposed lateral partition is also considered to be acceptable.

The proposed conversion of the vaults and replacement of pavement lights are likely to be acceptable subject to sensitive treatment of the brickwork and appropriate detail of the design. Demolition of the walls in between the vaults and front lightwell would be unacceptable. The acceptability of excavation at the rear is dependent on existing historic fabric that may be present and the significance of existing plan form. More information on this will be necessary before indication of acceptability.

At ground floor level, division of the ground floor shop unit will on the line of the historic probable historic lateral partition as shown in Option 1 of the revised plans are likely to be acceptable. The acceptability of demolition to the rear depends on the age, of fabric. The submitted plans are not clear about the extent of the fabric to be removed but the alterations to circulation (new door etc.) are likely to be acceptable.

As discussed previously, insertion of a third staircase would be unacceptable. Therefore, the pre-application advice has been in response to Option 1, as it is the most likely to be accepted. Additionally, reorganisation of the existing staircases could be inappropriate if they involve loss of historic fabric in the floor structure.

## **11. Impacts on Adjacent Residential Amenity**

Policy DP26 of Camden's Development Policies seek to ensure that the amenity of neighbouring properties is protected. It states that planning permission will not be granted for development that causes harm to the amenity of occupiers and neighbours in terms of loss of daylight, sunlight, outlook and privacy.

It is not considered the proposal will cause adverse amenity impacts on neighbouring occupiers by virtue of the internal works and the location of the rear extension.

## **12. Basement Impact Assessment**

The proposal includes excavation works, in which it would be required to meet the following criteria outlined in CPG4 (Basements and Lightwells) be acceptable in principle:

- Does not cause harm to the built and natural environment and local amenity;
- Result in flooding; or
- Lead to ground instability

It would be expected that a Basement Impact Assessment (BIA) would be submitted addressing the particular issues above. The information contained within the BIA should be specific to the site and particular proposed development. The BIA should include the following stages:

- Stage 1- Screening
- Stage 2- Scoping
- Stage 3- Site investigation and study;
- Stage 4- Impact Assessment;
- Stage 5- Review and decision making

The purpose of the BIA is to enable the Council to 'access whether any predicted damage to neighbouring properties and the wider environment is acceptable or can be satisfactorily ameliorated by the developer' as stated in policy DP27 of the Council's Development Management Policies.

The Council's records show that No. 87 Leather Lane has the following underground development site constraints:

- Archaeological priority area
- Slope stability

In light of the above constraints, a BIA report would be required as part of the application submission which would provide the Council with the relevant information to determine whether an excavation of a basement is acceptable. The BIA will be independently checked at the applicant's expense by Campbell Reith.

### **13. Transport and Servicing**

A section 106 contribution may be required for repaving any footways around the site, as these may be damaged during the construction of the proposed development.

Construction works and construction vehicle movements have the potential to disrupt the day to day functioning of the surrounding highway network for an extended period, and will need to be carefully managed to ensure disruption is kept to a minimum.

Policy DP18 states that car-free should not only be sought for housing but for development in general and in areas of high public transport accessibility. The proposed dwellings will be located within a Controlled Parking Zone (CPZ) and is easily accessed by public transport. The site has a public transport accessibility level (PTAL) of 6B (Best). Therefore if planning permission were to be granted, the new dwellings would be secured car free though a Section 106 planning obligation

### **14. Conclusion**

In conclusion, in reference to drawing no. 15.0165\_PL01, the space standards for the proposed residential units are considered acceptable. Option 1 of the revised plans is also considered to be acceptable in relation to the internal works to the Listed Building. Any extension at first floor level will need to ensure no loss to the architectural merit or fabric of building is lost. It is preferred that the extension infill the courtyard space and is glazed to mitigate some of the concerns. It is not considered the works would result in a loss of amenity of adjoining residential occupiers.

### **15. Planning application information**

If you submit a planning application which addresses the outstanding issue detailed in this report satisfactorily, I would advise you to submit the following for a valid planning application:

- Completed form – Full Planning Permission
- An Ordnance Survey based location plan at 1:1250 scale denoting the application site in red.
- Floor plans at a scale of 1:50 labelled 'existing' and 'proposed'
- Roof plans at a scale of 1:50 labelled 'existing' and 'proposed'
- Elevation drawings at a scale of 1:50 labelled 'existing' and 'proposed'
- Section drawings at a scale of 1:50 labelled 'existing' and 'proposed'
- The appropriate fee £770.00
- Please see [supporting information for planning applications](#) for more information.

We are legally required to consult on applications with individuals who may be affected by the proposals. We would notify neighbours by letter. The Council must allow 21 days from the consultation start date for responses to be received.

It is likely that that a proposal of this size would be determined under delegated powers, however, if more than 3 objections from neighbours or an objection from a local amenity group is received the application will be referred to the Members Briefing Panel should it be recommended for approval by officers. For more details click [here](#).

**This document represents an initial informal officer view of your proposals based on the information available to us at this stage and would not be binding upon the Council, nor prejudice any future planning application decisions made by the Council.**

If you have any queries about the above letter or the attached document please do not hesitate to contact Samir Benmbarek on 020 7974 2534.

Thank you for using Camden's pre-application advice service.

Yours sincerely,

Samir Benmbarek

Planning Officer  
Planning Solutions Team