

<b>Delegated Report</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	<b>06/11/2017</b>
		N/A	<b>Consultation Expiry Date:</b>	(i) 10/11/2017 (ii) 07/12/2017
<b>Officer</b>			<b>Application Number(s)</b>	
Jenna Litherland			(i) 2017/5136/P (ii) 2017/5142/P	
<b>Application Address</b>			<b>Drawing Numbers</b>	
17 and 19 Charterhouse Street London EC1N 6RA			Refer to draft decision notice	
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>				
(i) Demolition of four-storey link bridge (1st to 4th floors) spanning Saffron Hill, linking 17 and 19 Charterhouse Street.				
(ii) Facade repair works to 17 Charterhouse Street and 19 Charterhouse Street (Saffron Hill elevations) following removal of four-storey link bridge (1st to 4th floors).				
<b>Recommendation(s):</b>		(i) Prior approval required – Approval given. (ii) Grant conditional permission		
<b>Application Type:</b>		(i) GPDO Prior Approval of Demolition (ii) Full planning permission		

<b>Conditions or Reasons for Refusal:</b>	<b>Refer to Draft Decision Notice</b>					
<b>Informatives:</b>						
<b>Consultations</b>						
<b>Adjoining Occupiers:</b>			No. of responses	<b>00</b>	No. of objections	<b>00</b>
<b>Summary of consultation responses:</b>	<p> <u>Prior approval:</u> Under Paragraph B.2 (b) (ii) (iv) of Part 11 of the GPDO 2015 the applicant was required to display a site notice for 21 days. A site notice was displayed on Saffron Hill directly outside the site on 20/10/2017 for a period of 21 days.         </p> <p> <u>Full application:</u> A site notice was displayed from 15/11/2017 until 06/12/2017 and a press notice was placed in the Camden New Journal 16/11/2017 (expired 07/12/2017).         </p> <p>           No representations have been received by the Council.         </p>					
<b>CAAC/Local groups comments:</b>	N/A					

## Site Description

The application site is located on Saffron Hill and relates to the four storey link bridge that links first, second, third and fourth floor levels of 17 and 19 Charterhouse Street that lies to the west and east of Saffron Hill and fronts Charterhouse Street. Farringdon Road lies to the east with Bleeding Heart Yard to the north. This forms part of the works for to refurbish No.17 Charterhouse which is now in separate ownership to No. 19 Charterhouse Street.

The link bridge was constructed as part of the previously approved scheme in 2002 (see planning history section below). The site is surrounded mainly by commercial premises however residential flats adjoin the site to the north.

The buildings are not listed however the site is within the Hatton Garden conservation area. The buildings have not been identified as making a positive contribution to the special character and appearance of the area in the Hatton Garden Conservation Area Statement.

## Relevant History

**2017/4586/P:** Extensions and refurbishment of the existing part seven, part five storey (plus basement) building including erection of a single storey roof extension to Saffron Hill block, part two-storey and part five-storey extensions within central courtyard, part removal of the existing façade and part replacement with new glazed, metal and stonework façade to Charterhouse Street. Access alterations including redesign of existing pedestrian entrance and relocation of vehicular entrance on Charterhouse Street. Remodelling and replacement of existing plant and equipment. Provision of cycle parking spaces, and associated landscaping works. **Granted conditional planning permission subject to S106 legal agreement on 24/01/2018**

**2017/4581/L:** Installation of secure cycle parking to the rear at ground floor level, installation of photo-voltaic panels and a green roof at roof level, and making good works following demolition of adjacent building. **Granted conditional permission on 29/01/2018**

**2007/4509/P & 2007/4510/C:** Demolition of four storey link bridge and reinstatement of new windows at 19 Charterhouse Street and curtain walling at 17 Charterhouse Street on the side elevations at first to fourth floor levels. **Granted.**

**PSX0104294:** Erection of 5 storey extension to existing building comprising office (class B1) floorspace, private sports facilities, and ancillary staff facilities for use by Diamond Trading Company employees only, and erection of 4 level link bridge across Saffron Hill. **Granted conditional permission subject to a Section 106 legal agreement 15/03/2002.**

## Relevant legislation and policies

### Legislation (application i)

Class B, Part 11, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (GPDO)

### Policy (application ii)

National Planning Policy Framework, 2012

The London Plan 2016

#### Camden Local Plan 2017

A1 Managing the impact of development

D1 Design

D2 Heritage

#### Supplementary Planning Policies

CPG 1 Design (2013)

Hatton Garden Conservation Area Appraisal and Management Plan 2017

## **Assessment**

Prior approval is sought for demolition of the link bridge and planning permission is sought for reinstatement of new windows at 19 Charterhouse Street and curtain walling at 17 Charterhouse Street on the side elevations at first to fourth floor levels.

The modern glazed bridge link from first to fourth floor level was granted permission in 2002 as part of the extensions and refurbishment works to the existing buildings. It is proposed to reinstate windows and facing materials where the bridge is to be removed with materials and fenestration to match these facades. No. 17 and 19 are now under separate ownership therefore the bridge is no longer required. Internally the bridge has been blocked and is therefore redundant.

### **Prior approval**

The proposed development constitutes 'permitted development' under Part 11, Class B of the Town and Country Planning (General Permitted Development) Order 2015 (GPDO). This requires the developer to apply to the local planning authority for a determination as to whether 'prior approval' will be required for the method of demolition and any proposed restoration of the site before development commences. The purpose of this control is to give the local planning authority the opportunity to regulate the details of demolition in order to minimise the impact of that activity on local amenity.

The application is accompanied by details of the demolition method. Protective scaffolding and a working gantry will be erected during removal of the bridge. This will ensure that the removal would not block access along Saffron Hill. The removal process will following this sequence: soft strip, removal of cladding, removal of bridge structure, making good. The works form part of wider works for refurbishment and extensions to 17 Charterhouse Street (planning permission: 2017/4586/P). A Demolition Management Plan (DMP) has been approved for these works. The applicant has confirmed that the proposed works will be undertaken in the spirit of the approval DMP. The Transport Planner has advised that the bridge removal method is acceptable and will ensure minimal disruption to local amenity.

### **Full planning permission**

The key consideration is respect of the façade repair works are:

- impact on the character and appearance of the building and the conservation area;
- and neighbour amenity

### **Impact on the character and appearance of the building and the conservation area**

The reinstatement of the fenestration and bronze aluminium cladding at no. 19 and the reinstatement of curtain wall façade of no. 17 would match the existing façade treatments of the buildings. The works are considered to conserve the character and appearance of these modern office buildings and the wider Hatton Garden Conservation Area. A conditions would be required to ensure the proposed materials match the existing. Overall the works are considered to remain in accordance with the requirements of policies D1 and D2.

Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under and s.72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013

### **Amenity**

The closest residential properties are located at 28 Saffron Hill which adjoins the site to the north. The making good of the façade would have no impact on neighbour amenity in terms of natural light, outlook, privacy, noise or disturbance.

### **RECOMMENDATION:**

- (i) Prior approval required – Approval given.
- (ii) Grant conditional planning permission.