

Danielle St Pierre
Iceni Projects Limited
Flitcroft House
114-116 Charing Cross Road
London
WC2H 0JR

Application Ref: **2017/4555/P**
Please ask for: **Fiona Davies**
Telephone: 020 7974 **4034**

26 January 2018

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Da Vinci House
44 Saffron Hill
London
EC1N 8FH

Proposal:

Change of use of the lower ground and part ground floor from an internal car parking area to Class B1a (Office) use, together with minor external alterations.

Drawing Nos: Location plan, E001 Rev A, S001, E002 Rev A, E003 Rev., ex-E001, LG001 1, ex-G001, G001, ex-E002, ex-LG001, EXS001; Addendum to Sustainability and Energy Statement dated Jan 2018 produced by Iceni Projects Limited, Sustainability & Energy Statement dated Aug 2017, BREEAM Pre-assessment Report dated 21.07.2017 prepared by Sustainable Construction Services, Planning, Heritage, Design and Access Statement dated August 2017 produced by Iceni Projects Limited; Plant Noise Assessment Report 17/0414/R1 (revision 2) produced by Cole Jarman

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):



- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans

Location plan, E001 Rev A, S001, E002 Rev A, E003 Rev, ex-E001, LG001 1, ex-G001, G001, ex-E002, ex-LG001, EXS001; Addendum to Sustainability and Energy Statement dated Jan 2018 produced by Icen Projects Limited, Sustainability & Energy Statement dated Aug 2017, BREEAM Pre-assessment Report dated 21.07.2017 prepared by Sustainable Construction Services, Planning, Heritage, Design and Access Statement dated August 2017 produced by Icen Projects Limited; Plant Noise Assessment Report 17/0414/R1 (revision 2) produced by Cole Jarman

Reason: For the avoidance of doubt and in the interest of proper planning.

- 4 The mechanical plant shall be installed in accordance with the details thus approved in the Plant Noise Assessment Report ref: ref: 17/0414/R1 including the required mitigation measures identified in Section 4.2 of the report. The acoustic louvre and exhaust silencers shall be retained thereafter and maintained in accordance with the manufacturers' recommendations.

Reason: To ensure that the amenity of occupiers of the development site / existing residents is not adversely affected by noise from mechanical installations/equipment, in accordance with Policies A1 and A4 of the Camden Local Plan 2017.

- 5 The development hereby approved shall be constructed in accordance with the approved Energy and Sustainability Statement (Aug 2017) as amended by approved Addendum (January 2018) to achieve an agreed 18.53% reduction in carbon dioxide emissions beyond Part L 2013 Building Regulations in line with the energy hierarchy, and an agreed 2.05% reduction in carbon dioxide emissions through renewable technologies.

Reason: To ensure the development contributes to minimising the effects of, and can adapt to a changing climate in accordance with policies CC1 and CC2 of the Camden Local Plan 2017.

- 6 The development hereby approved shall incorporate sustainable design principles and climate change adaptation measures into the design and construction of the development in accordance with the approved Energy and Sustainability Statement (Aug 2017) as amended by approved Addendum (January 2018). Prior to commencement of work, a BREEAM Design Stage Assessment Report by an independent licensed BREEAM assessor demonstrating that the approved measures have been implemented shall be submitted and approved in writing by the Local Planning Authority. Prior to occupation, a BREEAM Post Construction Assessment Report by an independent licensed BREEAM assessor demonstrating that the approved measures have been implemented shall be submitted and approved in writing by the Local Planning Authority.

Reason: To ensure the development contributes to minimising the effects of, and can adapt to a changing climate in accordance with policies CC1 and CC2 of the Camden Local Plan 2017.

- 7 The development shall not be occupied until the whole of the cycle parking provision shown on the approved lower ground floor drawings is provided. The whole of the cycle parking provision shall be permanently retained and maintained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T1 of the Camden Local Plan 2017.

Informative(s):

- 1 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 3 Reasons for granting permission.
Formerly a print workshop the site was converted in 1996 to provide residential units on the upper floors and associated car parking spaces on the lower ground and ground floors. Planning permission is being sought to convert the existing vacant lower ground floor and part ground floor car parking area to a self-contained B1(a) office unit with associated external alterations to provide lift access and

refurbished entrances.

In line with Policy G1, it is considered that the proposal will make the most efficient use of the site and that the B1(a) office use proposed at the lower ground floor will be an appropriate use alongside the residential above in this highly accessible Central London location, already characterised by a mix of commercial and residential uses. As the site is currently ancillary car parking space, there are no concerns with regard to loss of residential floorspace.

Existing car parking spaces on the ground floor are to be retained along with two spaces at lower ground floor to be re-provided at ground floor level. The loss of private car parking spaces within the central London Area complies with the Council's objectives (policy T1) to encourage travel by sustainable means and is considered acceptable. Similarly, the proposal is in accordance with Policy (T2) which supports the redevelopment of existing redundant car parks for alternative uses.

The site is highly accessible from the surrounding road networks and is in close proximity to Farringdon Road and therefore accords with Policy E1 which supports the location of new office space within the Central London Area and where it is accessible to the transport network. Furthermore, the Council seeks to support appropriate development of premises where these provide additional employment and other benefits in line with Policy E2. The creation of 587.6sqm of additional office space at the site is supported and considered to be of a suitable size and layout and would provide additional office employment within the area for 50 employees. Policy E2 also seeks to secure affordable premises suitable for the jewellery sector in Hatton Garden. As no new floor space is being created there is no requirement for the applicant to provide this.

As required by Policy CC2 a sustainability statement has been duly provided to demonstrate in what ways the proposal will implement sustainable design and construction measures to reduce the energy, water and materials used in construction and occupation. Associated conditions have been attached ensuring that the proposed development is implemented in accordance with the approved sustainability and energy documents. With regard to air quality, it is considered that the proposal meets minimum policy requirements and this is considered acceptable. The proposal also accords with Policy CC5 ensuring adequate waste storage will be provided with the creation of a new commercial refuse store (to contain 1 no. general waste and 1 no. recycling bin). New relocated bin stores for the residential units above to be provided and retained at ground floor level.

The proposed development would provide 7 no. long-stay and 1 no. short-stay secure cycle spaces at lower ground floor accessible via lift, which meets the requirements of policy T1. In addition, 2no. workplace showers are to be provided. The proposal is also considered to provide potential security benefits, aligned with the Council's approach to bringing disused sites into use. A condition would be attached to secure the provision of these cycle spaces.

4 Reason for granting permission- continued

The proposal includes the replacement of an existing fire door to Saffron Hill with

new double glazed entrance doors and the creation of a new office entrance at ground level onto Saffron Hill. Looking at the immediate context there are no concerns with regard to these new glazed entrance doors in terms of design or pedestrian safety. Transport officers are satisfied that although these open outwards, they would be recessed from the building façade and thus would not overhang the adjacent footway when fully open. The design of the new office is considered acceptable with appropriate access and enlarged openings to the lightwell into the lower ground floor level that will bring some natural light into the space. The external alterations would mainly comprise the rationalisation and refurbishment of entrances into the new lower ground floor office.

A plant noise report has been submitted with the application and satisfies the Council's Environmental Health Officer. No conditions associated with plant noise would be required. Furthermore given the proposed office use will be located at lower ground floor level and the residential units are at first floor level and above, it is considered that no noise insulation condition is required as the ground floor car park will act as a noise buffer to the residential above. As such, the proposed works are not considered to have any harmful impact on the residential amenity of any adjoining occupiers.

No objections have been received on this proposal prior to making a decision. However 2 no. letters of support have been received. The planning history of the site has been taken into account when coming to this decision.

The proposed change of use and external alterations are not considered to cause any detrimental harm to the character and/or appearance of the conservation area. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposed development is in general accordance with policies G1, A1, A4, E1, E2, CC1, CC2, D1, D2, H3, T1, T2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

David T. Joyce

David Joyce
Director of Regeneration and Planning