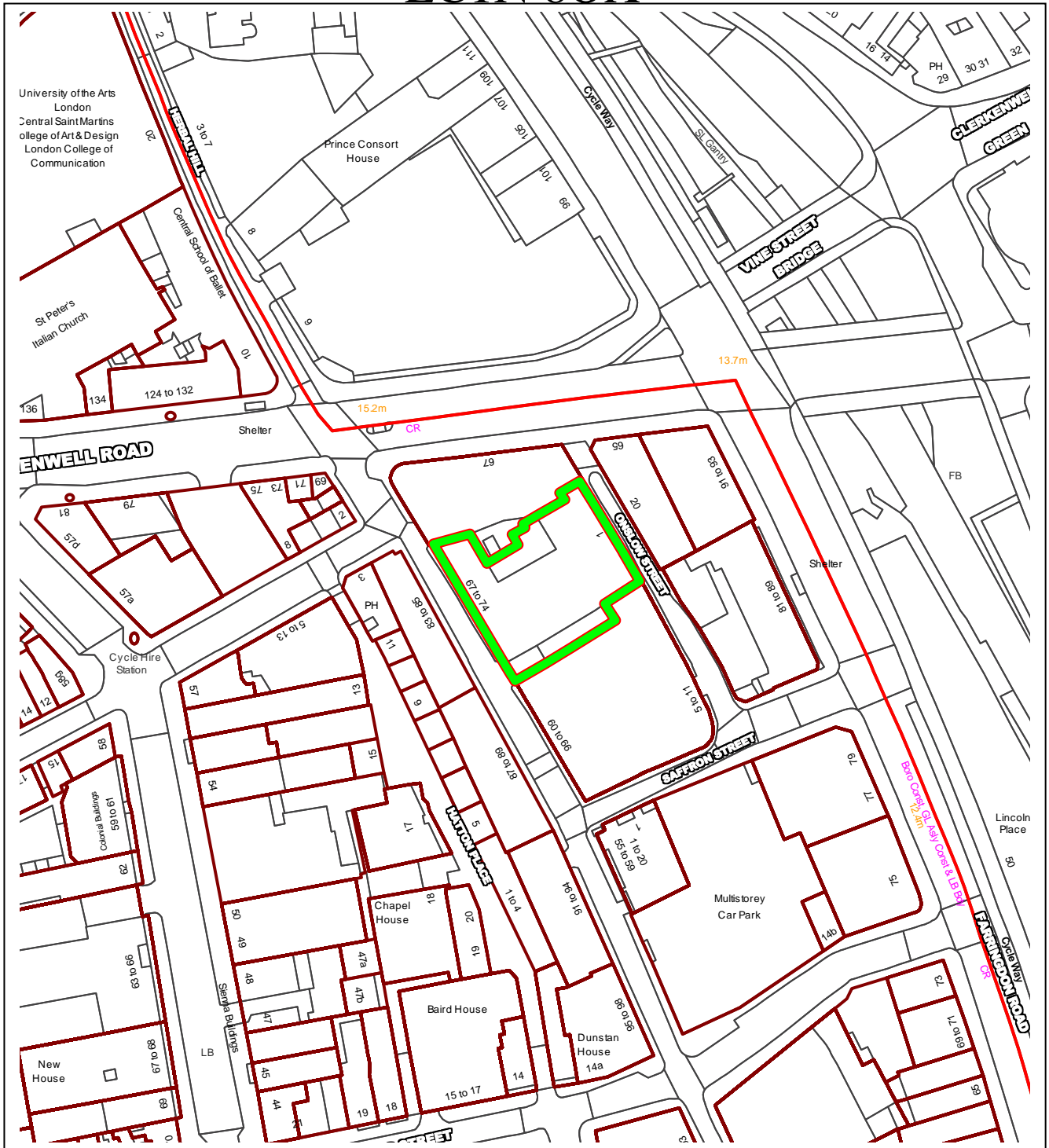


2019/3163/P- 67-74 Saffron Hill, EC1N 80X



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2019/3163/P - 67-74 Saffron Hill, EC1N 8QX – Site Photos



1. Street scene of Saffron Hill. Front elevation of application building in the foreground with Ziggurat Building (white building with blue vertical signage band) located to the south towards the background. The proposal would not be visible from this viewpoint.



2. Rear elevation of application building (Onslow Street) as seen from Clerkenwell Road. The scaffolding relates to the construction of planning permission ref: 2016/4143/P for a first floor rear extension. The proposed extension would be built on top of this current construction.



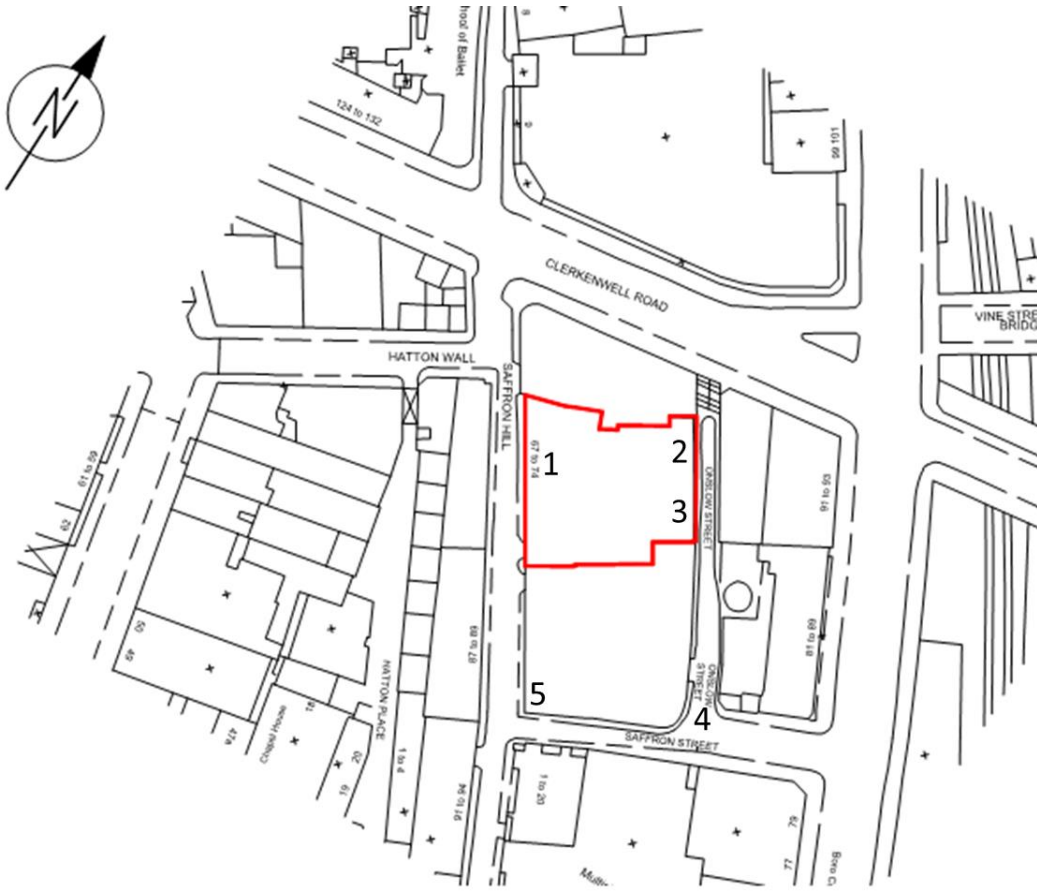
3. Rear elevation of application building. Steps to Clerkenwell Road from Onslow Street.



4. View of Onslow Street from Saffron Street looking north with the steps to Clerkenwell Road in the background. The Ziggurat Building is in the foreground.



5. View of Saffron Hill from junction with Saffron Street looking north. The Ziggurat Building is in the foreground on the right. The proposal would not be visible from this viewpoint.



6. Schedule/Map of Views.

Delegated Report (Member's Briefing)		Analysis sheet	Expiry Date:	14/08/2019
		N/A	Consultation Expiry Date:	29/07/2019
Officer			Application Numbers	
Samir Benmbarek			2019/3163/P	
Application Address			Drawing Numbers	
67-74 Saffron Hill London EC1N 8QX			Please refer to decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Erection of three-storey extension at second floor level (Onslow Street elevation) to office building (Use B1a)				
Recommendation:	Grant permission subject to S106 legal agreement			
Application Type:	Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice			
Informatives:				
Consultations				
Adjoining Occupiers:	No. of responses	04	No. of objections	04
Summary of consultation responses:	<p>Multiple site notices were displayed in close proximity to the application site from 05/07/2019 (expiring on 29/07/2019). A press notice was also displayed from 04/07/2019 (expiring on 28/07/2019).</p> <p>4 objections have been received from the following addresses:</p> <ul style="list-style-type: none"> • Flat G.5 Ziggurat Building • Flat 3.9 Ziggurat Building • Flat 4.9 Ziggurat Building • Flat 5.8 Ziggurat Building <p>Their comments are as summarised below:</p> <ol style="list-style-type: none"> 1. Concerns of decrease of natural light towards neighbouring residential properties; 2. Concerns of outlook from neighbouring residential properties; 3. Concerns of light and noise pollution towards neighbouring residential properties; 4. Contravening of previous S106 obligations, contractual agreements and conditions from previous permissions; 5. Proposed cycle parking within the courtyard would adversely impact adjoining residential occupiers; 6. Disruptive works/uses/activities within the lightwell between the application site and Ziggurat Building 7. Use of hours of the existing office building constantly flouted; 8. Concerns of parking, loading and construction movements in the vicinity as a result of the proposal; 9. Objection to timing of the development <p>Officer's Comments:</p> <ol style="list-style-type: none"> 1. <i>Please refer to paragraphs 5.4 and 5.5 of this report;</i> 2. <i>Please refer to paragraph 5.7 of this report;</i> 3. <i>Please refer to paragraphs 5.8 and 5.9 of this report;</i> 4. <i>Should this have occurred; the Council acknowledges that this is not good practice. However, these factors are not a material planning consideration within the determination of a new application at the same application site;</i> 5. <i>Please refer to paragraph 6.2 of this report;</i> 6. <i>This would mainly be a civil matter between neighbours unless its specific to the Construction Management Plan (CMP) of a previous approval on the site that has not yet been completed;</i> 7. <i>It is recommended this is discussed with the Environmental Health team. There are no planning restrictions placed concerning its hours of use.</i> 8. <i>Approval of this development would be subject to a S106 legal agreement to secure a CMP to monitor such movements.</i> 			

	<p>9. <i>The timing of the submission of the application is not a material planning consideration. Provided previous applications are compliant with their conditions (including the three year time restriction) and any subsequent S106 agreements, they can be implemented at any time. The Council cannot seek to control when a developer implements their consent.</i></p>
<p>CAAC/ National Amenity Society comments:</p>	<p>N/A</p>

Site Description

The application site is a six storey (including basement plus overruns/plant rooms) commercial building located on the eastern side of Saffron Hill and the western side of Onslow Street. The building is in use as B1a (office).

An existing vehicle access into the site is located along Saffron Hill. On-site parking is located within the established service yard, which acts as a lightwell between the host building and the neighbouring Ziggurat Building (which is in residential use). The service yard 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 predominantly residential building (Ziggurat Building) is located immediately to the south of the site (Nos. 60-66 Saffron Hill), with the present 5m wide lightwell/service yard separating it from the application building. The Ziggurat Building comprises 62x residential apartments and a commercial unit on the ground floor.

The application site is located within a distinctly mixed-use area comprising offices, research and development studios, light industrial units, public houses, shops, a multi-storey car park and residential. The host property is located within the Hatton Garden Conservation Area and Hatton Garden part of the Central London area, and is identified as a building that makes a neutral contribution to the conservation area. It is not a listed building nor are there any within the immediate vicinity which would be impacted as a result of the works.

Relevant History

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.**

2016/3018/P - Erection of two storey extension at front elevation at second floor. Alterations and refurbishment throughout building including revised fenestration details (Class B1(a))- **Granted subject to S106 agreement 27/11/2017.**

2016/4143/P- Erection of first floor extension to side/rear of building (Onslow Street side) (Class B1(c)) – **Granted subject to S106 legal agreement 27/11/2017.**

2018/5028/P- Erection of additional storey at fifth floor level and erection of additional storey at second floor level (rear/Onslow Street side) to office building (Use B1a). **Refused 02/05/2019.**

Relevant policies

National Planning Policy Framework 2019

The London Plan 2016

Camden Local Plan 2017

G1 Delivery and location of growth

H2 Maximising the supply of self-contained housing from mixed-use schemes

E1 Economic development

E2 Employment premises and sites

A1 Managing the impact of development

A4 Noise and vibration

D1 Design

D2 Heritage

T1 Prioritising walking, cycling and public transport
T4 Promoting the sustainable movement of goods and materials

Camden Planning Guidance

CPG Design (March 2019)

CPG Amenity (March 2018)

CPG Employment sites and business premises (March 2018)

CPG Developer contributions (March 2019)

CPG Transport (March 2019)

Hatton Garden Conservation Area Appraisal and Management Plan 2017

1. Proposal

- 1.1 Planning permission is sought for the erection of a three storey extension at second floor level at the rear of the building (Onslow Street side).
- 1.2 The proposed extension would have a footprint of approximately 245sqm and a height of 9.5m from the established second floor level of the building. The extension would be constructed from matching brickwork and feature aluminium framed windows and a white rendered parapet.
- 1.3 The proposed extensions would provide further office floorspace (use B1a) to the building.

2. Assessment

2.1 The main issues for consideration are:

- Land use;
- Design;
- Neighbouring amenity;
- Transport.

3. Land Use

- 3.1 The proposal seeks to increase employment (use B1) floorspace. As the proposal does not seek to introduce any new uses to the site, the proposal is considered acceptable in principle in regards to land use.
- 3.2 Policy H2 of the Camden Local Plan states, where proposals would increase total gross floorspace by more than 200sqm (GIA), the Council will seek up to 50% of the additional floorspace as affordable premises suitable for housing. The exception to this is within the Hatton Garden area (of which the application site is located) where provision of 50% of the additional floorspace must be provided towards affordable jewellery workspaces. This is as it's the Council's priority to secure and protect a stock of premises for the jewellery sector and support the nationally important cluster of jewellery manufacture and trading that gives the area it special character.
- 3.3 The proposal is to create 245sqm of additional B1 floorspace within the site. In accordance with policy H2 of the Local Plan, 122.5sqm of the additional floorspace must be secured as affordable jewellery workshop space that would be secured via a S106 legal agreement.

4. Design

- 4.1 The Council's design policies are aimed at achieving the highest standard of design in all development. The following considerations contained within policy D1 are relevant to the application: development should consider the character, setting and context and the form and scale of the neighbouring buildings, and the quality of materials to be used. Within areas of distinctive character or adjacent to ones such as conservation areas, it is considered development should reinforce those elements which contribute to and create character, in line

with policy D2.

- 4.2 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.
- 4.3 CPG Design advises that extensions should have the following (but not limited to) the following considerations from a design perspective and its contribution it makes to the townscape character such as: regard to the scale, form and massing of neighbouring buildings; use of materials and detailing that is sympathetic to the host and nearby buildings and respecting the pattern and historic townscape of the surrounding area.
- 4.4 The Hatton Garden Conservation Area Appraisal and Management Strategy comments that all new development should seek to enhance the conservation including respecting the historic built form and the character of area. The prevailing heights within the Hatton Garden Conservation area are generally of 3-6 storeys which would be considered the appropriate height for new development.
- 4.5 Buildings on Saffron Hill are highly varied, in building height, plot width, and design, and there is no continuity to be disrupted. Commercial premises pre-dominate, although the building next door is residential. Onslow Street is a narrow, canyon-like alley, in which there is an existing sense of enclosure would be barely affected by the proposal.
- 4.6 The extension at second floor level is considered acceptable in its scale and form. The extension would be three-storeys in height, infilling a space above and existing three storey structure which would result in an accumulative six storey structure alongside the main building core.
- 4.7 The existing open gap would be infilled with the extension matching the height of the application building; however, in the prevailing context and character of Onslow Street (canyon-like alley), the infilling is considered to be not a noticeable or appreciated in comparison within wider and more typical 'street-like' location. Generally, as contained within Council guidance, it is advised that extensions should respect the scale of the building it is being extended to by terminating at a lower point. This is so that the extension would be read as subordinate and secondary to the application building. However, it is argued that although the proposed extension would have a matching terminating height to the application building, again due to the character of Onslow Street, this would not be easily read within the narrow street and would not alter its existing canyon-like character.
- 4.8 Due to its location at the rear of the building, the proposed extension would not impact upon the character and appearance of the front of the building or the street scene of Saffron Hill. The proposal would be visible from private views from the upper floors of the buildings on the western side of Saffron Hill.
- 4.9 In conjunction with previous extensions, the proposal is considered to not overwhelm the application building or result in an overdevelopment of the building. The materials and detailed design of the extension is considered as appropriate and responds to the mid-century style and appearance of the application building.
- 4.10 The proposed extension 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 street scene or the character and appearance of the Hatton Garden Conservation Area.

5. Neighbouring Amenity

5.1 Policy A1 of the Camden Local Plan ensures that development does not cause adverse amenity impacts upon adjoining or neighbouring residential occupiers in terms of sunlight, daylight, privacy, overlooking, outlook, noise, vibration and odour.

5.2 The site is neighboured by a residential building located to the immediate south (Ziggurat Building). The extension would be located approximately 20m from the habitable windows of the Ziggurat Building (that face into the courtyard) at the other side of the application building. From the ground floor level to fourth floor level of the Ziggurat Building, the proposed extension would not be visible at all as views from these windows are of the building core of the application building from the courtyard. From the fifth floor level upwards, views from the habitable windows would overlook the roof and parapet of the proposed extension from across the roof of the application building's core.

5.3 The rest of the site is surrounded by commercial uses of Saffron Hill, Onslow Street and Clerkenwell Road. There would be some amenity impacts towards these properties; however, these would not be harmful or substantial and these properties are not used within a residential capacity.

Daylight/Sunlight

5.4 It is considered that there would be not be adverse harm or any impact upon the daylight and sunlight that is experienced from the residents of the Ziggurat Building. This is as the extension would be developed on the other side of the building to the Ziggurat Building and would not impact upon current levels experienced.

5.5 Drawing number 1908/214 clearly demonstrates the situation with Ziggurat Building in which while the proposal would be developed on the other side of the building, little daylight or sunlight is experienced at ground to fourth floor levels due to the small courtyard and the building core and the proposal would not impact on this. At fifth floor level and above of the Ziggurat Building, levels of daylight and sunlight would not be impacted, as the extension would terminate beneath these levels.

Privacy/Overlooking

5.6 The proposed extension would not cause any impact towards the privacy of the residents of the Ziggurat Building due its location at the other side of the building away from the courtyard.

Outlook/Sense of Enclosure

5.7 Due to its location at the other side of the building from the courtyard adjacent to the Ziggurat Building, it is not considered the proposed extension would contribute to any harm to outlook from the Ziggurat Building. From the fifth floor level and above, there would be outlook from the habitable windows to the roof of the extension which is not considered harmful.

Noise/Vibration/Odour

5.8 The use of the proposed extension (as office) is considered to not cause adverse levels of noise pollution or odour in general. Furthermore, as mentioned previously, the extension would be located at the other side of the application building from where it faces the Ziggurat Building.

Light Pollution

5.9 It is noted that some of the objections allude to potential light pollution from the proposed extension. Due to the extension's location at the other side of the application building from the Ziggurat Building and its matching terminating height with the application building, should light spill occur this would not affect the residents of the Ziggurat Building.

6. Transport

Car-free

6.1 The site has a Public Transport Accessibility Level (PTAL) score of 6B (best) which means that it is highly accessible by public transport and the site falls within the Kings Cross Controlled Parking Zone. Policy T2 requires all (or including additional or extended) developments to be car-free in areas that are easily accessible by public transport. Upon review by the Council's Transport Department, it is not required for the development be car-free given the context of the site, including lack of parking, difficulty using private vehicles within Central London and the provision of public transport.

Cycle Parking

6.2 The development should provide 4x cycle parking spaces in line with CPG Transport. CPG Transport requires cycle parking facilities to be secure, covered and at ground floor level to in order to provide ease of access and to encourage sustainable means of transport. As such, upon approval, a condition will be secured to require further details of the 4x cycle parking spaces including its location within the site.

Highways Contribution

6.3 The development is likely to comprise highways works surrounding the site. Policy A1 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 A1. This would be secured via a S106 legal agreement.

Construction Management Plan

6.4 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 the Council needs to ensure that construction traffic does not create (or add to existing) traffic congestion.

6.5 The CMP also occurs an associated implementation support contribution of £3,136. It should be noted that the contribution fee has increased since the previous refusal. Both the CMP and the implementation support contribution would be secured via a S106 legal agreement.

7. Community Infrastructure Levy (CIL)

7.1 The proposal would liable for the Mayor of London and Camden CIL as the scheme involves the uplift of more than 100sqm.

Recommendation: Grant conditional permission subject to S106 legal agreement.

Cunnane Town Planning
First Floor Front
Oriel House
26 The Quadrant
Richmond
TW9 1DL

Application Ref: **2019/3163/P**

01 August 2019

Dear Sir/Madam

DRAFT
FOR INFORMATION ONLY - THIS IS NOT A FORMAL DECISION
Town and Country Planning Act 1990 (as amended)

DECISION SUBJECT TO A SECTION 106 LEGAL AGREEMENT

Address:
67-74 Saffron Hill
London
EC1N 8QX

Proposal: Erection of three-storey extension at second floor level (Onslow Street elevation) to office building (Use B1a).

DECISION
Drawing Nos: 1908: 000 (OS Extract); 100; 101; 102; 103; 110; 111; 112; 113; 114; 200; 201; 210; 211; 212; 213; 214; Design and Access Statement by Cunnane Town Planning dated June 2019.

The Council has considered your application and decided to grant permission subject to the conditions and informatives (if applicable) listed below **AND** subject to the successful conclusion of a Section 106 Legal Agreement.

The matter has been referred to the Council's Legal Department and you will be contacted shortly. If you wish to discuss the matter please contact **Aidan Brookes** in the Legal Department on **020 7 974 1947**.

Once the Legal Agreement has been concluded, the formal decision letter will be sent to you.

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 policy 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: 1908: 000 (OS Extract); 100; 101; 102; 103; 110; 111; 112; 113; 114; 200; 201; 210; 211; 212; 213; 214; Design and Access Statement by Cunnane Town Planning dated June 2019.

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

- 4 Prior to use of the development, details of secure and covered cycle storage area for 4x cycles shall be submitted to and approved by the local planning authority. The approved facility shall thereafter be provided in its entirety and permanently retained thereafter.

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

Informative(s):

- 1 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).
- 2 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.

- 3 This proposal may be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL. Both CILs are collected by Camden Council after a liable scheme has started, and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement. We issue formal CIL liability notices setting out how much you may have to pay once a liable party has been established. CIL payments will be subject to indexation in line with construction costs index. You can visit our planning website at www.camden.gov.uk/cil for more information, including guidance on your liability, charges, how to pay and who to contact for more advice.
- 4 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.

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.

Yours faithfully

Supporting Communities Directorate

DECISION