



Application ref: 2019/2063/P
Contact: Joshua Ogunleye
Tel: 020 7974 1843
Date: 22 January 2020

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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Keystone Law
48 Chancery Lane
London
WC2A 1JF
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

**3-5
Vine Hill
London
EC1R 5DX**

Proposal:

Erection of hipped roof extension, alterations to windows and installation of roller shutter to front elevation; all in association with change from live/work unit to ground floor office and upper floor studio flat.

Drawing Nos: 10196-PAA1 Rev C, 10196-PAA2 Rev A, 10196-SKE01 Rev B, 10196-PAA3 Rev B, 10196-SKP13 Rev A, 10196-SKP09 Rev B (Received 29 April 2019)
10196-SKP14 Rev A (Received 18 June 2019)

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 policy D1, D2 and TC2 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 10196-PAA1 Rev C, 10196-PAA2 Rev A, 10196-SKE01 Rev B, 10196-PAA3 Rev B, 10196-SKP13 Rev A, 10196-SKP09 Rev B (Received 29 April 2019) 10196-SKP14 Rev A (Received 18 June 2019)

Reason:

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

- 4 Prior to the construction of the first floor residential details shall be submitted to and approved in writing by the Council, of an enhanced sound insulation value $D_{nT,w}$ and $L'_{nT,w}$ of at least 5dB above the Building Regulations value, for the floor/ceiling/wall structures separating the commercial and residential premises. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

Reason: Reason: To ensure that the amenity of occupiers of the development site is not adversely affected by noise in accordance with Camden Local Plan policy A1.

- 5 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.

- 6 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, proposed roof covering and replacement window shall be submitted to and approved in writing by the local planning authority:

a) Details including sections at 1:10 of all windows (including jambs, head and cill), ventilation grills, external doors and gates;

b) Plan, elevation and section drawings, including fascia, cornice, pilasters and glazing panels of the new shopfronts at a scale of 1:10;

c) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during

the course of the works.

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.

Informative(s):

1 Reasons for granting permission.

The proposed work relates to the subdivision of a live-work unit in order to create a 1bed 2person self-contained flat on the first and second floor and B1 office unit on the ground floor. The existing live work unit appears to have resulted from the part implementation of planning permission PS9904767/R2 (granted 14th December 1999) for the change of use from B1 to residential. Whilst the permission was not implemented in full, significant works had been carried out to commence the development.

Policy H3 of the Camden Local plan seeks to protect all housing floor space where people live long-term. Whilst on site officers noted that the residential floor space was contained at first floor level and B1 floor space was contained at ground floor level. It is noted that the proposed works would retain 35sqm of viable commercial space on the ground floor and provide a 62sqm self-contained flat. The proposed residential floor space would result in a net increase of 11sqm. Therefore, officers would raise no objection to the proposed change of use.

The proposals would result in limited discernible change to the character and use of the overall site, as both its current residential and workspace components would be retained, albeit in separate units. Officers consider that the proposed 35sqm B1 use space could contribute positively to the local character, vitality and viability of the Hatton Garden Area and support the jewellery-related uses and activities.

The existing ground floor commercial space would be modified to provide a new access lobby to the upper floor flat and its ancillary basement storage. The proposed residential unit would occupy space on the ground, first floor level and a proposed roof space although only the first level and roof space are being proposed as a habitable space. The entire first floor level would have a minimum head height of 2.3m, whilst the 11sqm of the proposed roof space would have a minimum head height of 1.5m. The proposed residential unit would benefit from single aspect outlook that front Vine Hill through three front facing windows and a Juliet balcony. Outlook within the roofspace would be from three rooflights located on the front and rear roofslope. Officers consider proposed residential layout would provide acceptable residential standards with regards to outlook, daylight as such would be acceptable.

No private and secure outdoor amenity is proposed in this instance. However officers consider the proposed unit would to be oversized as a 1bed 2person unit given its 62sqm of floor space. Officers consider the additional space would be a positive contributor to the residential amenity of future occupiers.

Officer's note that the residential and commercial use would proposed in this instance would be similarly to the site's ongoing operation. For this reason officers consider the existing refuse management strategy would be acceptable within this context.

The proposed roof extension would reinstate on original pitched roof form, matching the historic ridge height with a sympathetic roofslope. The proposed roof would comprise a slate tile finish with much of its visual massing being recessed behind an existing front and rear parapet wall. Officers consider the proposed roof extension would be appear complementary in scale and massing to the host building by virtue of size and materials. The reinstatement of an original roof form in this context would also would contribute to preserving and enhancing the character and appearance of the surrounding Hatton Garden Conservation Area. A condition requiring details of the proposed materials roofing material would be requested in order to ensure the replacement roof appears in character within the host building.

- 2 The host property's rear wall has a 3m set back from the nearest window to the rear of properties on Laystall Street. The proposed pitch roof's ridge would project 2.6m above the existing flat roof with a 6m set back from the impacted windows on the rear of Laystall Street. Officers do not consider the proposed roof's size and location together with the additional rooflights, would significantly harm the residential amenity of any adjoining properties in terms of loss of light, outlook, enclosure or privacy. The proposals are therefore acceptable in terms of policy A1.

Officers note that the application property is located within a mixed use part of the town centre with many of the neighbouring properties hosting residential properties on their upper floor levels. For this reason it is not considered that the proposed B1 use at ground floor would conflict with the proposed first floor residential use. A condition would be added requires details of sound proofing measures be submitted for approval prior to occupation in order to ensure that the quality of amenity of the residential flat is maintained.

Cycle store is provided at basement level accessed via a spiral staircase from ground floor level. Officers would raise no objection in this instance given that the site is located within an area of PTAL rating 6b. The proposed development would be considered acceptable subject to a section 106 agreement to secure a car free development. Officers consider access to the site and surrounding area as being constrained, given that the property located within central London on a narrow road that benefits from significant pedestrian footfall. Therefore, Construction Management Plan with monitoring and implementation contribution. This is in order to set out a package of measures and practices that are required to manage the impact of a scheme's demolition, excavation and construction works.

No objection was received from neighbouring properties. The site's planning history was taken into account when determining this application.

This application was determined on the basis of revised drawings submitted. Officers requested revisions to clarify the proposed floor space calculation and elevation views.

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.

- 3 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).
- 4 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 5 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 6 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

- 7 This permission is granted without prejudice to the necessity of obtaining consent under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007. Application forms may be obtained from the Council's website, www.camden.gov.uk/planning or the Camden Contact Centre on Tel: 020 7974 4444 or email env.devcon@camden.gov.uk.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

You can find advice about your rights of appeal at:
<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', written in a cursive style.

Daniel Pope
Chief Planning Officer