

Application ref: 2018/3220/P
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Development Management
Regeneration and Planning
London Borough of Camden
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Suite 1, Royce House
630-634 London Road
Westcliff-on-sea
SS0 9HW

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

**28 Greville Street
LONDON
EC1N 8SU**

Proposal:

Erection of two storey roof extension following demolition of existing mansard level, four storey rear infill extension and elevational alterations in association with reconfiguration of existing office (Class B1a/B1c) and provision of 3-bed residential unit (Class C3)
Drawing Nos: 001 (Rev a); 12 (Rev d); 014 (Rev d); 030 (Rev b); 031 (Rev b); 032 (rev b) 033 (Rev b); 013 (Rev h); 014 (Rev d); 040 (Rev d); 041 (Rev c); 042 (Rev c); 043 (Rev c); Design and access statement (Rev d)

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: 001 (Rev a); 12 (Rev d); 014 (Rev d); 030 (Rev b); 031 (Rev b); 032 (rev b) 033 (Rev b); 013 (Rev h); 014 (Rev d); 040 (Rev d); 041 (Rev c); 042 (Rev c); 043 (Rev c); Design and access statement (Rev d)

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

- 4 The development hereby approved shall achieve a maximum internal water use of 110 litres/person/day. The dwelling/s shall not be occupied until the Building Regulation optional requirement has been complied with.

Reason: To ensure the development contributes to minimising the need for further water infrastructure in an area of water stress in accordance with policies CC1, CC2 and CC3 of the London Borough of Camden Local Plan 2017.

- 5 Prior to works relating to the brickwork commencing on site, a sample panel of the matching brickwork to the front elevation demonstrating the proposed colour, texture, face-bond and pointing shall be provided on site and approved in writing by the local planning authority. The development shall be carried out in accordance with the approval given. The approved panel shall be retained on site until the work has been completed.

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.

Informative(s):

- 1 Reasons for granting permission.

The proposed development involves a two storey roof extension as well as a four storey rear infill extension to provide additional jewellery floorspace, as well as a 3-bed residential unit.

In terms of land use, the building is currently occupied by businesses in the jewellery industry, either B1(a) or a mix of B1(a) and B1(c). The refurbishment of the building would see the existing uses retained on each floor. The floor levels would be reconfigured internally, removing the basement mezzanine level and lowering the ground floor level to enable level access from the street. This would allow for a double height ground floor level, which would be a self-contained unit in B1(a) use with its own access door from Greville Street. This use is considered to be an appropriate ground floor use as the site is outside a designated frontage within the Hatton Garden centre.

Overall, the rear infill extension and reconfiguration of floor levels would result in a net gain of 14sqm commercial floorspace. As such, there is no policy requirement to provide an element of affordable jewellery workspace.

It is noted that there is an extant permission (ref. 2017/1002/P dated 17/07/2017) for a roof extension of similar scale to provide new residential floorspace. Given that there have been no material changes in the policy or site context since this decision, and the neighbouring buildings have not undergone any substantial alterations, the principle of additional height and new residential provision in this location remains acceptable. The bulk and design also remain appropriate here.

The 5th floor residential unit would now be a 3-bed flat of 138 sqm which comfortably complies with national space standards. The unit would share access with the offices at levels below, which is not an ideal situation but acceptable in this instance, given the space constraints limiting the provision of two cores. Due to lack of space available to provide secure cycle parking at ground floor level, and the fact the proposal is for only one residential unit, the requirement to provide cycle parking is waived in this instance.

As the proposals involve the addition of a new residential unit of over 100sqm GIA (138 sqm GIA), a payment-in-lieu contribution to the Council's affordable housing fund would be required under policy H4. The target for this site would be 2% of the GEA (145.3sqm) multiplied by £2,650. As such, the payment-in-lieu is calculated to be £7,700.90. This contribution would be secured via S106 legal agreement.

It is proposed to carry out elevational alterations at ground floor level to improve the existing incongruous building frontage and improve its contribution to the streetscene. The two middle existing windows would be elongated retaining a plinth between the bottom of the window and the pavement to maintain solidity. The furthest right window would be converted into a door with a projecting canopy, whilst the existing door on the left of the building would be extended down to new ground level. The windows would comprise glazing bars to complement the style of windows above and avoid the ground floor from appearing as a jarring contrast. A layer of matching brickwork (details to be secured by condition) would be introduced below the first floor windows to lower the fascia level and correspond with neighbouring buildings. The existing cladding, a low quality replica stone material, would be replaced with render. The front elevation alterations are appropriate and welcomed here in enhancing the host building, streetscene and conservation area.

- 2 The fourth floor would be extended in the style of the existing building, as per the extant permission. The top floor would be slightly recessed and have full-length glazing across the width. By virtue of the height of the building, the narrow width of Greville Street and the set-back, this would not be perceptible in public views.

The proposed rear extension would be a relatively narrow and subordinate infill, providing additional office floorspace. In this instance it is appropriate for the extension to be full height. It would be fenestrated to match the existing

openings on the rear of the building and would have little perceptibility in public or private views. The extension is considered acceptable in bulk and design.

The proposal is considered to preserve the character and 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.

The new flat would be 'car-free' in keeping with the extant approved scheme and this shall be secured by a S106 legal agreement. Given the Central London location and constrained nature of the site, a Construction Management Plan plus associated CMP monitoring fee will also be secured by S106 legal agreement to mitigate potential harm to local amenity and transport conditions.

The proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers. No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies H1, H4, H6, E1, E2, A1, D1, D2, CC3, CC5, T1 and 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.

- 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 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.
- 5 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.

- 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 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.
- 8 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.

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



Daniel Pope
Director of Economy, Regeneration and Investment