



PLANNING STATEMENT

**Partial Third Floor Extension and Loft Extension
including front and rear dormer windows to facilitate
the provision of additional Class E accommodation.**

40 Greville Street, London, EC1N 8JP

1. Introduction

- 1.1 UPP Architects & Town Planners have been instructed by the applicant to prepare a supporting statement in respect of a full planning application at the site known as 40 Greville Street, London, EC1N 8JP. This planning statement should be read in conjunction with the accompanying architectural plans.
- 1.2 This application seeks planning permission for the erection of a partial third floor extension and roof extension including a front and rear dormer windows to facilitate the provision of additional Class E accommodation.
- 1.3 This document provides details of the proposed scheme and will demonstrate that the proposal is in accordance with planning policy and guidance at national, regional and local levels.

2. The Site and Surroundings

- 2.1 The application site is a 3-storey terraced property that occupies a relatively small footprint of land. Like many of the neighbouring properties, this site is occupied by a jewellery company at upper floor levels and a restaurant at ground floor level. The site is situated on Greville Street which forms a side road running perpendicular to Hatton Garden (High Road). The surrounding area comprises a mixed urban typology but is predominantly formed through parades of terraced property. Building heights range from 3 to 9 storeys in height with a mixture of architectural styles. The properties along Greville Street are predominantly in use as commercial premises with retail on the ground floor and workshop & office space located on the uppers. There is some evidence of residential use in proximity to the site.
- 2.2 The site sits in close proximity to several forms of public transport, local services, and amenities. Farringdon Train Station is located approximately 200m away from the site. This station provides underground services to several Central London locations via the Hammersmith & City, Metropolitan, and Circle lines. Farringdon Train Station also provides access to Sutton, St Albans, Cambridge, and Brighton via Thameslink over ground train services. The site benefits from a wide variety of shops, restaurants, bars, and markets in proximity. Smithfield Market is located under 250 metres away from the site
- 2.3 The site is located within the London Borough of Camden. The site is not located within the Green Belt or any Area of Outstanding Natural Beauty (AONB). The site is located in the Hatton Garden

Conservation Area. The property is not listed and there are no listed buildings within the curtilage of the site. The site is located within Flood Zone One which has a low probability of flooding. The site has a Public Transport Accessibility Level (PTAL) of 6b, which is classified as 'excellent'.

3. Relevant Planning History

- 3.1 2019/3950/TC - 8 Tables 16 Chairs and 4 Barriers Monday to Friday 11:00 - 16:00 Renewal Application. Granted (05/09/2019).
- 3.2 2018/3254/TC - 8 Tables 16 Chairs and 4 Barriers Monday to Friday 11:00 - 16:00 New Application. Granted (15/08/2018).
- 3.3 2016/1608/TC - 8 Tables 16 Chairs and 4 Barriers Monday to Saturday 09:00 - 17:00 New Application. Granted (04/05/2016).
- 3.4 2014/6269/P - Installation of new shopfront. Granted (25/02/2015).
- 3.5 2014/3061/A - Display of one externally illuminated fascia sign and one externally illuminated projecting sign. Granted (03/07/2014).
- 3.6 2014/2994/P - Installation of new timber shopfront and associated canopy. Granted (03/07/2014).
- 3.7 2014/3060/TC - 8 Tables 16 Chairs Monday - Sunday: 09:00 to 18:00 New Application. Granted (25/06/2014).
- 3.8 2011/0118/INVALID - Installation of door and folding doors to existing shop front (Class ****). Withdrawn.
- 3.9 2010/6360/TC - 8 Tables 16 Chairs & 3 Umbrellas Monday - Sunday 9am until 6pm Renewal Application. Granted (26/01/2011).
- 3.10 2009/2771/TC - 8 Tables 16 Chairs & 3 Umbrellas Monday - Sunday 9am until 6pm Renewal Application. Granted (11/08/2009).

4. The Proposal

- 4.1 The application seeks full planning permission for the erection of a partial third floor extension and roof extension including a front and rear dormer windows to facilitate the provision of additional Class E accommodation.
- 4.2 At third floor level, the third-floor rear will be moderately extended to match the full footprint of the floors below and introducing a rear brick wall with fenestrations matching those seen on the first and second floors. The roof extension will extend the traditional mansard roof to the front with the introduction of two front facing dormer windows of subordinate appearance. To the rear, the roof extension will introduce a 70-degree mansard roof with two rear dormer windows once again mirroring fenestrations found on lower levels. The roof extension will match the roof height of the neighbouring building known as No.39 Greville Street. These extensions will facilitate additional Class E floorspace.
- 4.3 The new floorspace will be accessible from an existing front entrance and stair core. The existing central stair core will be continued upwards to allow for access to the additional floorspace.

5. Planning Policy

- 5.1 The Local Development Framework for the application is as follows:
- The National Planning Policy Framework (NPPF)
 - London Plan (2021)
 - Camden Local Plan (2017)

National Planning Policy Framework (NPPF)

- 5.2 The determination of planning applications is made mindful of Central Government advice and the Local Plan for the area. It is recognised that Local Planning Authorities must determine applications in accordance with the statutory Development Plan, unless material considerations indicate otherwise, and that the planning system does not exist to protect the private interests of one person against another.
- 5.3 The National Planning Policy Framework (NPPF) was published on 19th February 2019. This is a key part of the Governments reforms to make the planning system less complex and more accessible, and to promote sustainable growth.

- 5.4 The NPPF states that “good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities ... being clear about design expectations, and how these will be tested, is essential for achieving this”. The NPPF retains a presumption in favour of sustainable development. This applies unless any adverse impacts of a development would ‘significantly and demonstrably’ outweigh the benefits.
- 5.5 Paragraph 117 states that “planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or ‘brownfield’ land”.

London Plan (2021)

- 5.6 The London Plan 2021 is the Spatial Development Strategy for Greater London. It sets out a framework for how London will develop over the next 20-25 years and is part of the statutory development plan for London. The relevant planning policies are:
- 5.7 Policy GG2 – Making the Best Use of Land – *“To create successful sustainable mixed-use places that make the best use of land, those involved in planning and development must:*
- A. enable the development of brownfield land, particularly in Opportunity Areas, on surplus public sector land, and sites within and on the edge of town centres, as well as utilising small sites*
 - B. prioritise sites which are well-connected by existing or planned public transport*
 - C. proactively explore the potential to intensify the use of land to support additional homes and workspaces, promoting higher density development, particularly in locations that are well-connected to jobs, services, infrastructure and amenities by public transport, walking and cycling*
 - D. applying a design-led approach to determine the optimum development capacity of sites*
 - E. understand what is valued about existing places and use this as a catalyst for growth, renewal, and place-making, strengthening London’s distinct and varied character*
 - F. protect and enhance London’s open spaces, including the Green Belt, Metropolitan Open Land, designated nature conservation sites and local spaces, and promote the creation of new green infrastructure and urban greening, including aiming to secure net biodiversity gains where possible*
 - G. plan for good local walking, cycling and public transport connections to support a strategic target of 80 per cent of all journeys using sustainable travel, enabling car-free lifestyles that allow an efficient.”*

Camden Local Plan (2017)

5.8 Policy E1 Economic Development, *“The Council will secure a successful and inclusive economy in Camden by creating the conditions for economic growth and harnessing the benefits for local residents and businesses. We will:*

- a. support businesses of all sizes, in particular start-ups, small and medium-sized enterprises;*
- b. maintain a stock of premises that are suitable for a variety of business activities, for firms of differing sizes, and available on a range of terms and conditions for firms with differing resources;*
- c. support local enterprise development, employment and training schemes for Camden residents;*
- d. encourage the concentrations of professional and technical services, creative and cultural businesses and science growth sectors in the borough;*
- e. support the development of Camden’s health and education sectors and promote the development of the Knowledge Quarter around Euston and King’s Cross while ensuring that any new facilities meet the other strategic objectives of this Local Plan;*
- f. direct new office development to the growth areas, Central London, and the town centres in order to meet the forecast demand of 695,000sqm of office floorspace between 2014 and 2031;*
- g. support Camden’s industries by:*
 - i. safeguarding existing employment sites and premises in the borough that meet the needs of industry and other employers;*
 - ii. supporting proposals for the intensification of employment sites and premises where these provide additional employment and other benefits in line with Policy E2 Employment premises and sites;*
 - iii. safeguarding the Kentish Town Industry Area;*
 - iv. promoting and protecting the jewellery industry in Hatton Garden;*
- h. expect the provision of high speed digital infrastructure in all employment developments; and*
- i. recognise the importance of other employment generating uses, including retail, education, health, markets, leisure and tourism.”*

5.9 Policy D1 Design – *“The Council will seek to secure high quality design in development. The Council will require that development:*

- a. respects local context and character;*
- b. preserves or enhances the historic environment and heritage assets in accordance with Policy D2 Heritage;*

- c. is sustainable in design and construction, incorporating best practice in resource management and climate change mitigation and adaptation;*
- d. is of sustainable and durable construction and adaptable to different activities and land uses;*
- e. comprises details and materials that are of high quality and complement the local character;*
- f. integrates well with the surrounding streets and open spaces, improving movement through the site and wider area with direct, accessible and easily recognisable routes and contributes positively to the street frontage;*
- g. is inclusive and accessible for all;*
- h. promotes health;*
- i. is secure and designed to minimise crime and antisocial behaviour;*
- j. responds to natural features and preserves gardens and other open space;*
- k. incorporates high quality landscape design (including public art, where appropriate) and maximises opportunities for greening for example through planting of trees and other soft landscaping,*
- l. incorporates outdoor amenity space;*
- m. preserves strategic and local views;*
- n. for housing, provides a high standard of accommodation; and*
- o. carefully integrates building services equipment.*

The Council will resist development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions."

6. Policy Considerations

Principle of Development

- 6.1 The principle of development is mainly established in relation to Policy E1 of the adopted local plan (2017). Policy E1 supports economic development in the borough with these proposals seeking to make a positive contribution through an incremental addition to the amount of Class E floorspace in the local area. Additionally, with the site located in the Hatton Garden area, the proposed Class E use would be compatible with the Jewellery sector and therefore the proposals would align with specific area guidance for Hatton Garden in Policy E1 which promotes additional floorspace for the jewellery sector who are prominent in the local area. The proposals will align with Policy GG2 of the London Plan which seeks to make the best use of land across Greater London. The proposals will optimise the commercial potential of the site through the erection of complimentary, moderate and traditional extensions.

- 6.2 The proposed extensions are considered proportionate and compliant with the local development framework and ensure subordinate additions to the host property and neighbouring properties. It is considered that there is a principle for further extensions to the property as the extensions would not adversely impact upon neighbouring amenity and would be in keeping with the host property, streetscene and surrounding area. The design and neighbouring amenity sections will outline why it is considered these extensions are acceptable.

Design

- 6.3 Careful consideration has been given to ensure the design of the proposed extensions is of a sympathetic and subordinate appearance to the host property.
- 6.4 In regard to the partial third floor extension, this seeks to mirror the existing floors below with the introduction of a brick wall and windows to the rear mirroring those found on lower floors. This extension will result in a footprint on the third floor which is of the same size as the first and second floors below. This will create a uniform rear façade while minimally altering the appearance of the property from the wider streetscene. To the front, the front mansard will remain at an angle but will align with the neighbouring property known as No.39 Greville Street maintaining two front dormer windows creating a similar appearance to what is existing on the host property and other mid-terraced properties on Greville Street.
- 6.5 In regard to the roof extension, the proposed roof extension will match the height of the neighbouring roof ridge at No.39 Greville Street. This will create a traditional mansard roof extension which is cohesive with the wider set of mid-terraced properties, matching the surrounding building heights and character. To the front, two subordinate front facing dormer windows will align with windows located on lower floors to create a uniform and cohesive front façade while providing good levels of internal light for the new floorspace. To the rear, two subordinate rear dormer windows are proposed allowing for windows which align with those found on lower floors, once again contributing to a uniform and cohesive rear façade. It is considered that the alignment of windows vertically is a common feature of the local area and of the architectural style of densely packed terraced properties in Central London. As a result, the alignment of windows to the front and rear is considered essential towards creating a well-designed set of extensions which respect and blend into the existing built form.
- 6.6 It is considered the proposed dormer windows are of an appropriate size as they leave sizable gaps between each other and neighbouring properties ensuring a subordinate nature which follows the rhythm of terraced properties and their individual roofslopes. The dormer windows are also set up from the eaves and set down from the ridge height to ensure suitable height is proposed which

occupies only part of the roofslope rather than the full height. It is considered that both front and rear dormer windows on mansard roofs are a common feature in the surrounding area and therefore the proposals are in keeping with the wider character of the local area.

- 6.7 Internally, a new toilet with shower facilities is proposed on each floor to supplement and enhance the quality of Class E accommodation on site for future prospective tenants, especially those who may cycle to work and require shower facilities. As a result, it is considered the proposals are compliant with local planning policy and provide good levels of daylight for the new floorspace while minimally altering the appearance and character of the streetscene.
- 6.8 The extensions will use materials which match the appearance of the existing property to ensure a development which enhances and compliments the existing character and appearance. As a result, it is considered that the design of the proposed extensions is in keeping with the surrounding area and improves the appearance of the property.

Heritage

- 6.9 As noted in paragraph 2.3, the application site is situated within the Hatton Garden Conservation Area. It is therefore essential that any new developments preserve or enhance these existing historic elements. The site is located in the southern portion of the conservation area in the Trading Centre Character Area

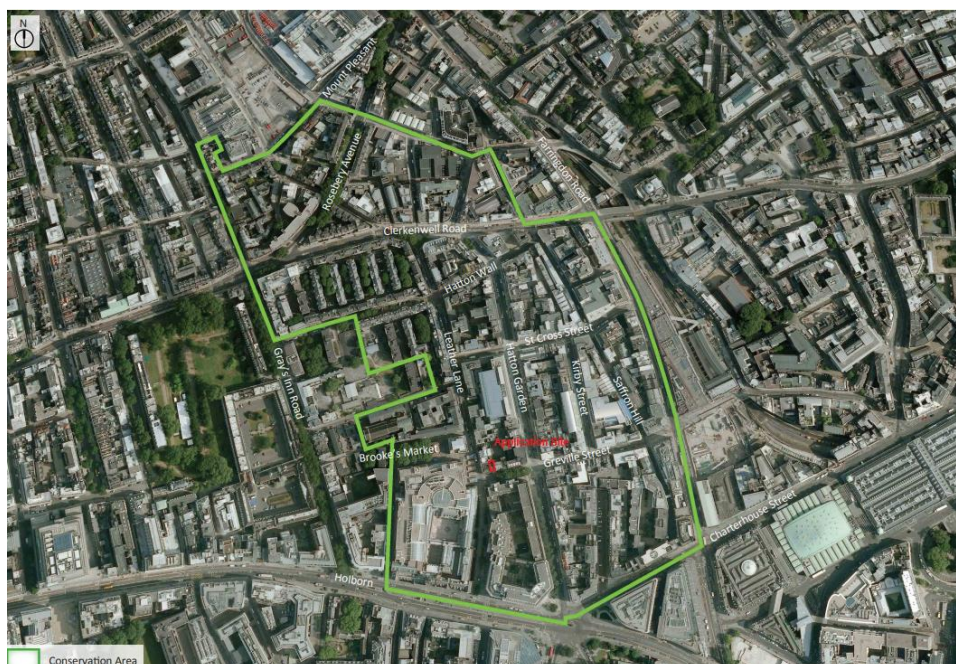


Figure 1 – Hatton Garden Conservation Area with application site edged in red

- 6.10 The application site forms part of a set of terraced properties fronting Greville Street. The application site is characterised with a stock brick brick façade differing from buildings on either side characterised with white plaster. It is important to note that there are no listed buildings in the immediate vicinity of the site. Therefore, the heritage impacts in this assessment relate solely to the conservation area.
- 6.11 The application site is located within the Hatton Garden Conservation Area. This conservation areas was established in 1999 with the current management strategy adopted in 2017. This designated heritage asset covers 20 hectares of land and its character derives largely from its detailed industrial, commercial and residential buildings ranging in age from Pre-Georgian to Postwar and later.
- 6.12 The application site is identified as a postwar addition and forms part of the trading centre area of the conservation area. This area is characterised with terraced properties made of common materials such as stock brick, red brick and Portland stone. The development proposal should enhance the character of the conservation area utilising common materials and roof forms found in the local area.
- 6.13 The proposed roof extension has been sensitively designed with a traditional mansard roof to ensure that it is in keeping with the character of the area. The proposed dormers will be small subordinate features and the proposed external materials are considered to be contextually appropriate. The mansard roof will be externally covered in slate roof tiles taking reference from the common material found on roofs in the surrounding area and therefore considered contextually appropriate. Whilst the application site is not one of the most historically significant buildings within the conservation area, it is not considered that the proposal would cause undue harm to its character and appearance.

Neighbouring Amenity

- 6.14 As part of any planning application, it is important to ensure development proposals will not have an adverse impact on neighbouring amenity with regards to light, outlook or increased sense of enclosure.
- 6.15 The application proposal has been carefully designed to safeguard existing neighbouring amenity. The new windows at the third and fourth (loft) floors will overlook the communal front and rear views shared by several terraced properties situated on Greville Street. As a result, it is considered the new windows will have a limited impact on neighbouring privacy.

- 6.16 A daylight sunlight report accompanies this submission and assesses the proposals against BRE guidance in relation to sunlight impacts on several neighbouring windows. The daylight sunlight report demonstrates that the proposals do not result in unacceptable impact on neighbouring windows in terms of loss of light and the scheme is therefore compliant with BRE guidance. Additionally, the roof extension does not seek to extend beyond the existing building footprint and therefore there is no opportunity for neighbouring windows to be obstructed or interfered with as a result of the proposals.
- 6.17 In regard to noise and disturbance, it is considered the net increase in floorspace will not result in a significant increase in the number of persons entering and existing the building. Additionally, due to the nature of the proposed use of the floorspace as Class E, the floors will be occupied during the daytime and will not be used during the night time or during anti-social working hours.

Transport and Highways

- 6.18 The site has a Public Transport Accessibility Level (PTAL) of 6b, which is classified as 'excellent'. The site sits in close proximity to several forms of public transport, local services, and amenities. Farringdon Train Station is located less than 200m away from the site. This station provides underground services to several Central London locations via the Hammersmith & City, Metropolitan, and Circle lines. Farringdon Train Station also provides access to Sutton, St Albans, Cambridge, and Brighton via Thameslink over ground train services. The site benefits from a wide variety of shops, restaurants, bars, and markets in proximity. Smithfield Market is located under 250 metres away from the site.
- 6.19 It is considered that any employees who will be travelling to the new Class E space will be able to use the excellent public transport connections for the site to travel to and from work. As a result, it is considered the proposals will not result in unacceptable impacts on local traffic and highways as most visitors to the site will arrive via various forms of public transport, cycling and walking.

7. Conclusion

- 7.1 The application site is well suited for further Class E floorspace and the proposals are considered to be appropriate in appearance for the property on the wider streetscene. It is therefore considered that this proposal would be compliant with national, regional and local policies.