



51-53 Hatton Garden
London
EC1

Proposed Rooftop Amenity Spaces
Heritage Report

CONSERVATION PLANNING

<u>Contents</u>	<u>Page</u>
1.0 Introduction	3
2.0 Proposals	4
3.0 Assessment	6
4.0 Summary and Conclusions	7

CONSERVATION PLANNING

1.0 Introduction

- 1.1 51-53 Hatton Garden is a seven storey, stone faced commercial building standing on the east side of the street within the Hatton Garden Conservation Area. The building was constructed in 1938 with characterful Art Deco styling to the front elevation. It is not included on the Statutory List of Buildings of Special Architectural or Historic Interest but has been identified by the local planning authority as making a positive contribution to the character and appearance of the Hatton Garden Conservation Area.
- 1.2 In June 2020, Conservation Planning prepared a report which set out the architectural interest and significance of the building and summarised the character and appearance of the Hatton Garden Conservation Area. The report considered how proposals to relocate building services onto the roof of an existing 7th floor plant room and create a landscaped rooftop terrace at 7th floor level may affect those attributes. It concluded that no harm would be caused to the architectural interest of the building or the character and appearance of the Conservation Area.
- 1.3 On 1st October 2020 planning permission was granted for *installation of plant equipment with screening at roof level and creation of terraces at 6th and 7th floor to front and at ground floor to rear with new gate to rear yard and associated alterations*. (planning reference 2020/ 2758/P).
- 1.4 On 16th June 2021 permission was granted to vary Condition 3 attached to planning permission 2020/2758/P allowing for a revised positioning of the services plant and screen wall on the seventh floor roof terrace.
- 1.5 Planning permission is now sought for the addition of three new enclosed amenity spaces, each constructed in frameless glass, (a “greenhouse”), on the rooftop terrace at level 07. The application also seeks permission for updated landscape proposals. Conservation Planning has been instructed to advise on whether the proposed new structures would have any impacts upon the architectural interest or significance of 51-53 Hatton Garden or the character, appearance or significance of the Hatton Garden Conservation Area.

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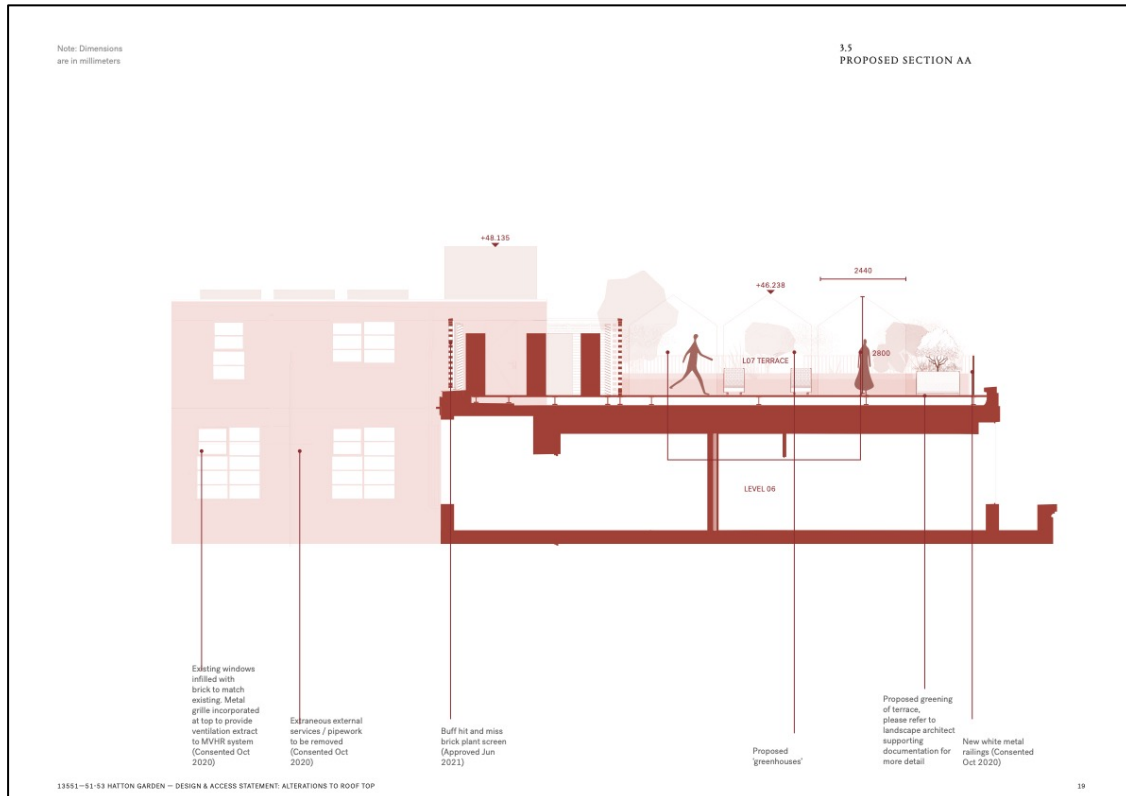
2.0 Proposals

- 2.1 The proposals are fully described in the accompanying application drawings and Design and Access Statement prepared by architects, Piercy and Company. In summary, these are for the addition of three enclosed amenity spaces positioned along the northern edge of the new landscaped terrace at 7th floor level. Each amenity space would be formed in clear, frameless glass but with the northern sides frosted to prevent any possible overlooking of adjoining properties.

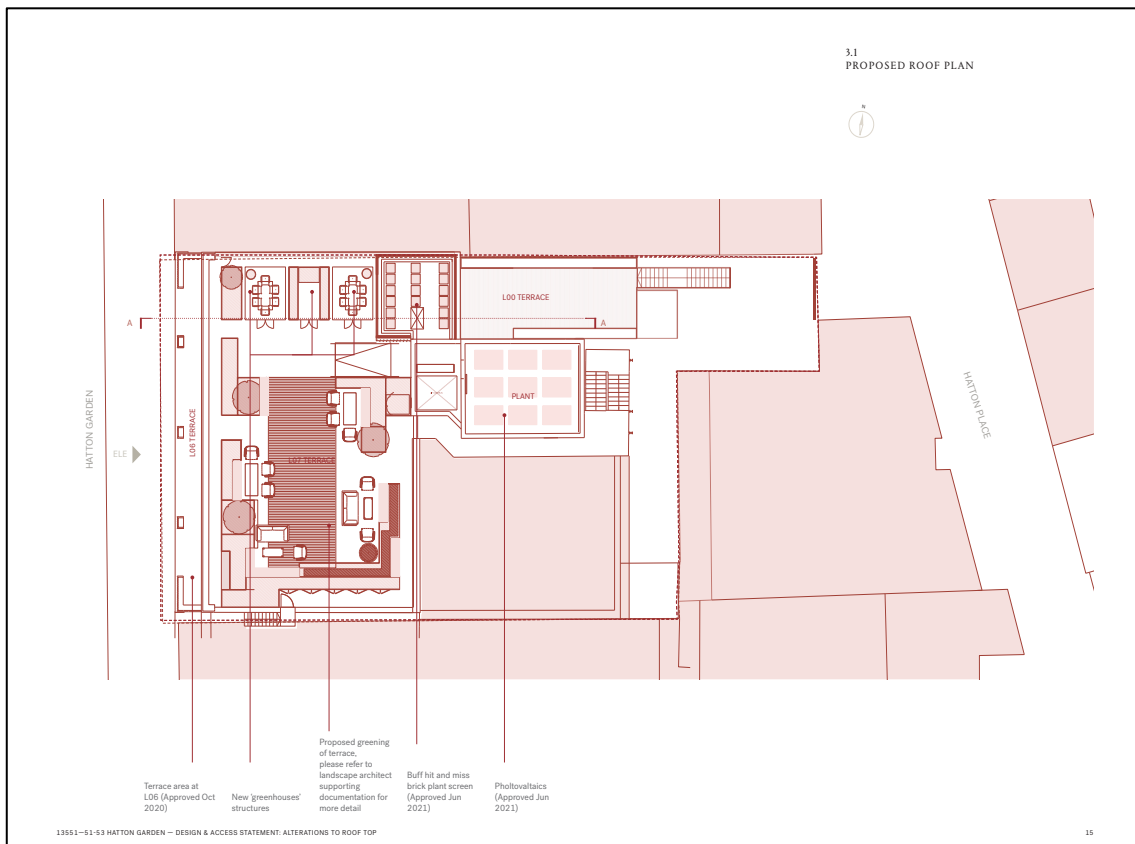


Proposed Rooftop Terrace

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Proposed Section AA



Proposed Roof Plan

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3.0 Assessment

- 3.1 The architectural interest and significance of 51- 53 Hatton Garden rests almost entirely in its characterful Art Deco style front elevation. The roof above the setback sixth floor is a flat, utilitarian structure of no special interest. Planning permission has been granted for the roof to be landscaped as an amenity space for the building's occupiers. (application reference: 2020/2758/P).
- 3.2. There would be glimpsed views of the largely transparent structures from street level at the northern end of Hatton Garden. However, no harm would be caused to the Art Deco characteristics of the front elevation, which form the principal contribution to the building's architectural interest. The impacts upon the appearance and architectural interest of the front elevation would be de-minimus.
- 3.3. The requirement in the Management Section of the Conservation Area Appraisal that roof extensions should not *detract from the form and character of the existing building* would be fully satisfied.
- 3.4 Similarly, the impacts upon the appearance of the Conservation Area would be de-minimus. 51- 53 Hatton Garden would continue to be appreciated as an imposing, commercial building, making a positive contribution to the townscape. The requirement in the Management Section of the Conservation Area Appraisal that extensions would not be acceptable where *the property forms a group or terrace with a unified, designed roofscape or the roof is prominent in the townscape or in long views*, would be fully satisfied.
- 3.5 There would be no impacts upon the character or significance of the Conservation Area. The reasons why Hatton Garden was designated as a Conservation Area would be entirely unaffected by glimpsed views of these largely transparent rooftop structures. Accordingly, the proposals would fully satisfy the statutory duty set out in Section 72(1) of the 1990 Planning (Listed buildings and Conservation Areas) Act to *have special regard to the desirability of preserving or enhancing the character or appearance of that (conservation) area*. They would also fully satisfy the Council's conservation-related policies particularly those set out in the Conservation Area Appraisal.

CONSERVATION PLANNING

4.0 Summary and Conclusions

- 4.1 51-53 Hatton Garden is a distinctive, commercial building which makes a positive contribution to the character, appearance and significance of the Hatton Garden Conservation Area. That contribution rests almost entirely in the Art Deco styling of its front elevation.
- 4.2 Planning permission was granted in October 2020, (reference 2020/2758/P), to create a landscaped terrace on the existing flat roof at 7th floor level as an amenity space for occupiers of the building. The report prepared by Conservation Planning in June 2020 concluded that those proposals would not cause any harm to the architectural interest or significance of 51- 53 Hatton Garden, or the character, appearance and significance of the Hatton Garden Conservation Area.
- 4.3. The current proposals to add 3 enclosed amenity spaces to the landscaped, rooftop terrace would not alter that assessment. There would be glimpsed views of the additions from street level, but these would not impinge upon, or cause any harm to, the appearance and architectural character of the building's front elevation. Similarly, glimpsed views of the additions would not cause any harm to the character or appearance of the Conservation Area or the reasons why it was designated as a heritage asset.
- 4.4 The proposals would not cause harm to the significance of the building, including its architectural interest or the significance of the Conservation Area, including its character and appearance. The proposals would fully accord with the statutory obligation set out in Section 72(1) of the Planning (Listed buildings and Conservation Areas Act 1990), the National Policy Framework, Camden's Statutory Development Plan and Conservation Area Appraisal, the London Plan and Historic England's published guidance on managing change within the historic environment. There are no conservation-related reasons why planning permission should not be granted for these proposals and in accordance with Government policy, they should be treated favourably.

Paddy Pugh
For Conservation Planning
June 2021