



**Date: 30/06/2021**  
**Our ref: 2021/0005/PRE**  
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 5 Pancras Square  
 London  
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Dear Mr Cohen,

[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

**Re: 18 Greville Street, EC1N 8SQ**

Thank you for submitting a pre-planning application enquiry for the above property which was received on 21/12/2020 and a payment of £1,008.80 was received on the 04/01/2021. A meeting was held 25/2/21.

### **1. Proposal**

Erection of a 5 storey rear extension and roof extension. The extension at ground floor includes two small rear extensions, at first floor it measures 7.1m deep max by 3.5m wide at first floor and 3.5m wide and 3.79m deep at 2<sup>nd</sup>-4<sup>th</sup> floor. It will provide 46 sqm of additional floorspace which will be used as jewellery workshop space, same as the existing use on the upper floors. No change of use is proposed.

### **2. Site description**

The application site comprises a mid-terrace four-storey and basement building located on the south side of Greville Street. The building is in retail use at basement and ground floor level as a jewellery shop, with a jewellery workshop at first floor level, a polishers workshop at second floor level and an office associated with the jewellery use at third floor level.

The surrounding area is a mix of retail, commercial and residential properties, located within Hatton Garden; London's pre-eminent jewellery sector. To the east of the site is the four storey Bleeding Heart Tavern (No. 19 Greville Street), located on the junction of the entrance to Bleeding Heart Yard. To the west of the application site is a retail unit at ground floor level (The Goldsmith Company – No. 17 Greville Street), with residential uses at upper floor levels (first to fourth floor level). To the south of the application site is No. 1 Bleeding Heart Yard, a three-storey office building.

The site is located within the Hatton Garden Conservation Area and while the building is not listed, it is recognised as making a positive contribution to the character of the conservation area.

### **3. Relevant planning history**

#### **Site**

**2008/4107/P** - The installation of new shopfront, erection of a new fourth floor extension and a remodelled third floor, plus erection of rear extension at first to fourth floor levels to provide additional Class B1 accommodation. – Granted **18/11/2008**

**2005/5052/P** - Erection of a roof extension and a four storey rear extension to existing B1 use at first to fourth floor levels, together with the change of use of ground floor and basement from retail (Class A1) to restaurant (Class A3) use, the installation of a new shop front and an extract flue to the rear - **Refused 24/04/2006**.

**Reason for refusal:**

1) The proposed change of use by reason of the loss of a retail unit within the designated Hatton Garden Protected Retail Frontage would be detrimental to the character and function of the area contrary to policies SH10 (shops outside designated shopping centres) and CL3 (C.London Area applications) of the London Borough of Camden Unitary Development Plan 2000 and R1 (location of new retail uses), R7C (local shops) and SD1A (sustainable communities) of the Revised Deposit Draft as amended by the Proposed Modifications agreed by the Council's Executive on 11th January 2006.

**2003/0824/P**- The installation of new shopfront, extension to form extra floor at roof level and four storey rear extension. – **Granted 04/09/2003**

**PSX0304154** - Building up of an additional floor and formation of mansard roof, erection of a four-storey rear extension and the installation of a new shop front. **Refused 21/02/2003**.

**Reasons for refusal**

1) The proposed rear extension by reason of its height, proportions and siting would be an obtrusive addition to the rear of the building. It would result in an increased sense of enclosure and loss of light to adjoining residential properties to the detriment of the amenities of adjoining occupiers. In addition, the location of the windows in the west elevation of the rear extension would have a negative impact on the privacy of neighbouring occupants. This is contrary to policies RE2 (Residential amenity and environment) and EN19 (Amenity for occupiers and neighbours) of the London Borough of Camden Unitary Development Plan 2000.

2) The proposed rear extension by reason of its scale and design would be an incongruous addition to the rear of the building, to the detriment of the appearance of the building and the character and appearance of the conservation area. This is contrary to policies EN1 (General environmental protection), EN13 (Design of new developments), EN21 (Alterations to existing buildings), EN22 (Extensions to existing buildings), EN24 (Roof alterations and extensions) and EN31 (Conservation Areas) of the London Borough of Camden Unitary Development Plan 2000.

3) The detailed design of the roof extension by virtue of the glazed timber doors and steel and glass balustrade would be out of keeping with the character of the building and wider conservation area. It is thus contrary to policies EN24 (Roof alterations and extensions) and EN31 (Conservation Areas) of the London Borough of Camden Unitary Development Plan 2000.

4) The proposed shop front by reason of its recessed doorway would attract antisocial behaviour during night hours to the detriment of community safety within the locality. This would be contrary to policy EN20 (Community Safety) of the London Borough of Camden Unitary Development Plan 2000.

**No.17 Greville Street**

**2006/4466/P** - change of use and works of conversion of 1st floor from retail (Class A1) to residential (Class C3) to provide 1x 1-bedroom self-contained flat, addition of side extension to rear lightwell at 1st - 4th floor levels to enclose replacement staircase, conversion of existing residential flats at 2nd - 4th floor levels to provide 1x 1-bedroom self-contained unit at 2nd floor level, and 1x 3-bedroom self-contained unit at 3rd and 4th floor levels, and provision of new dormer window at the rear. - **Granted 30/3/2007**

**4. Relevant policies and guidance**

- National Planning Policy Framework (2019)
- London Plan (2021)
- Camden Local Plan (2017)
  - G1 Delivery and location of growth
  - A1 Managing the impact of development
  - D1 Design
  - D2 Heritage
  - E1 Economic Development
  - E2 Employment premises and sites
- Supplementary Guidance
  - CPG Design (2021)
  - CPG Amenity (2021)
  - CPG Transport (2021)
- **Hatton Garden conservation area statement (2017)**

## 5. Assessment

The planning considerations material to the determination of this application are as follows:

- Land Use
- Design
- Amenity

### Land Use

It is the Council's priority is 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 its special character.

The building is in retail use at basement and ground floor level as a jewellery shop, with jewellery workshops and an associated office on the upper floors. The development will provide 46sqm of additional floorspace which will be used as jewellery workshop space, same as the existing use on the upper floors. The continued use as jewellery workshop space is welcomed in line with Policy E1 which seeks to promote and protect the jewellery industry in Hatton Garden.

The amount of floor space falls short of the 200sqm trigger set out in policy H2 for 50% of the new floorspace to be in residential use. However, given its location in Hatton Garden where jewellery use has priority if it did increase the total gross internal floorspace by more than 200sqm, we would seek 50% of the additional floorspace as affordable premises suitable for the jewellery sector rather than residential in line with Policy E2.

### Design and heritage

#### Policy

The Council's design policies are aimed at achieving the highest standard of design in all developments, including where alterations and extensions are proposed. Policy D1 requires extensions to consider the character, setting, context and the form and scale of

neighbouring buildings; and the character and proportions of the existing building. Camden's design policies are supported by Camden Planning Guidance: Design and Altering and extending your home. This guidance advises that extensions should be subordinate to the original building in terms of scale and proportion. Policy D2 additionally states that the Council will only permit development within conservation areas that preserves or enhances the character and appearance of the area.

Any proposal must conserve or enhance the character and appearance of the conservation area.

CPG Design states that roof extensions/alterations *are likely to be acceptable where:*

- *Good quality materials and details are used and the visual prominence, scale and bulk would be appropriate having regard to the local context;*
- *There is an established form of roof addition or alteration to a group of similar buildings and where continuing the pattern of development would be a positive design solution, e.g. helping to reunite a group of buildings or townscape;*
- *Alterations are architecturally sympathetic to the age and character of the building and retain the overall integrity of the roof form*

CPG Design further adds that extensions in general should assess the impacts of the scheme from a design perspective and the contribution it makes to townscape character including:

- having regard to the scale, form and massing of neighbouring buildings;
- using materials and detailing that are sympathetic to the host building and buildings nearby;
- respecting and preserving existing architectural features, such as projecting bays or chimney stacks;
- respecting and preserving the historic pattern where it exists, and the established townscape of the surrounding area, including the ratio of built to unbuilt space; • the effects of the proposal on the amenity of adjacent residential properties with regard to daylight, sunlight, outlook, light pollution/spillage, privacy or the working conditions of occupants of adjacent non-residential buildings;
- the desirability of retaining existing areas of landscaping (or areas that can be enhanced) to meet the amenity needs of workers, e.g. for social interaction;
- the effects of the scheme on important local views;
- making use of sustainable materials wherever possible taking into account their lifespan, environmental performance (e.g. U values) and durability, e.g. changes to the visual appearance of materials from weathering.

### Assessment

Following feedback from the meeting, the height and design of the roof extension and the depth of the rear extension at the upper floors was revised. The roof extension in terms of its height and detailed design was considered to harm the character and appearance of the host building, terrace and the Hatton Garden Conservation Area.

This advice will focus on the revised scheme. Revised plans, including four front dormer options and a daylight/sunlight report were provided for comment.

The revised scheme raised the front wall to match the parapet at No.19 with a mansard roof on top to match the height of this neighbour's existing mansard. The proposed mansard roof extension would be a flat-topped mansard roof design.

The revised proposed front elevations also outlined 4 dormer options. It is considered that option 1 would be most appropriate with a modest dormer window that replicates the fenestration on the lower levels.

Option 1 is also considered appropriate for the period and architectural style of the building. In terms of detailing the Council's Conservation team have advised that the new window should be a vertically sliding sash window set back behind a reveal to match those lower down the elevation. You are advised that new window arches to match the existing on the lower floors could further enhance the front elevation. The existing are finely rubbed arches which give the building character and interest. Traditional natural roof slates would work well for this roof extension. They have also raised the importance of ensuring that new brickwork matches the existing brick rather than just painting them to match. This would be assessed through samples.

While the shopfront does not form part of this pre-app it is considered that this could also be an opportunity to further enhance the host property through sensitive alterations. You are advised to read CPG Design, Chapter 6 (Shopfronts) for further guidance.

The rear extension was revised to include a minor reduction to the massing, it was reduced depth by 650mm on 2nd floor and above.

It is noted that the rear courtyard is entirely enclosed by neighbouring properties and this site has a tight urban grain.

The approved but never implemented scheme ref. 2008/4107/P granted permission for a four storey rear extension at 1<sup>st</sup>-4<sup>th</sup> floor level. It is noted that this extension was much more modest in depth and finished in a sloping rather than flat roof as proposed in this current scheme.

At ground floor, two small scale extensions are proposed which would likely be acceptable if the loss of the lightwell did not impact on the usability of the basement through loss of natural light. More information is required to confirm how the basement is utilised.

The proposed 1<sup>st</sup> rear extension more than doubles the depth of the building (with a max. depth of 7.1m) and subsumes the original elevation and results in the loss of separation and readability between the buildings. While the indicated reduction of the rear extension at 2<sup>nd</sup> floor and above is welcomed down to a depth of 3.15m from 3.8m, it is still considered to be too deep and wide to sit comfortably on the building, therefore, having a negative impact on the host property and the wider area.

The rear extensions combined in terms of their scale and bulk would not be supported as they dominate the rear elevation and you are advised to reduce them down to the scale proposed in the 2008 to ensure that the extensions are subordinate and respect the building and wider area.

Officers also raise concerns about the extension height and roof form which extends all the way to the top of the roof extension. It is advised as with the historically granted scheme that stepping it down from the eaves or proposing an alternative roof form could help it appear more subordinate alongside a reduction in depth/width.

Although the proposed circular rear windows would not be visible from the street they would be in private views from neighbouring windows. Traditional timber sash windows would be more in keeping with the character and appearance of the conservation area.

You are advised if an application were to be submitted that all drawings should include a scale bar. Detailed site photos should also be included in the design and access statement.

To conclude, it is considered that the rear extensions, in their current form and scale would harm the character and appearance of the host property, terrace and Hatton Garden conservation area. This element in its current form would not be seen favourably at application stage by officers. The revised roof extension subject to the design suggestions outlined above could be acceptable.

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.

### **Amenity**

Local Plan Policy A1 and Camden CPG Design seeks to ensure that the amenity of neighbours is protected including visual privacy, outlook, sunlight, daylight and overshadowing.

It is acknowledged that the rear of the site is tightly constrained with the neighbouring buildings to the east and west on Greville Street and to the south on Bleeding Heart Yard. West of the application is No.17 Greville Street which is in residential use, it contains 8 flats across the 1<sup>st</sup>-4<sup>th</sup> floor with windows facing on to the rear of No.18.

In the 2008 granted scheme the rear extension was smaller in scale with a footprint of 2.5m deep and 2.3m wide which only contained a staircase. This current proposal is larger at 3.5m wide and 3.79m deep at 2<sup>nd</sup>-4<sup>th</sup> floor and 7.1m deep at 1<sup>st</sup> floor.

In addition, the 2008 scheme had a condition attached ensuring all rear windows were obscurely glazed to protect the privacy of the residential properties at No.17

Greville Street and the commercial unit at No. 1 Bleeding Heart Yard. The arrangement would include windows serving more than just a staircase and come closer to both buildings so obscure non-opening windows would also be required to protect their privacy.

A daylight and sunlight note have been provided which states that 3 windows have been identified facing onto the site, which have all been assessed for daylight impacts and the remaining windows are understood to serve non-habitable spaces. Only VSC values have been provided which show that 80% for all three windows will be retained.

The Council consider that the note provides very limited information and it is unclear if a full and comprehensive study would give a different view. Therefore in absence of a more detailed report we cannot take a view on this aspect. Any development should not result in a detrimental loss of light to the residential properties at No.17 or other buildings with sensitive uses.

The depth and wide of the extensions at 1<sup>st</sup> floor and above are considered given their close proximity to the residential windows at No.17 and depth to have a potential negative impact on their outlook and create a further sense of enclosure with overlooking issues. More information would be required to confirm if they are the only windows serving these rooms and their use.

In line with the feedback provided within the design section, it is advised that more modest extension would be acceptable, but the Council cannot support it if it cannot be demonstrated that it will not have a detrimental impact on neighbouring amenity.

## **Transport**

While the development is not considered to be a large-scale scheme, due to the location of the site and the nature of the works, to minimize the impact on the highway infrastructure and neighbouring community a draft construction management plan (CMP) would need to be submitted at application stage. This is to clarify the details of construction access, and a detailed CMP would need to be secured via a section 106 planning obligation in accordance with Policy A1 if planning permission is granted. A CMP implementation support contribution of £3,920 and Construction Impact Bond of £7,500 would also need to be secured as a Section 106 planning obligation if planning permission were to be approved. The Council has a CMP pro-forma which must be used and would need to be approved by the Council prior to any works commencing on site.

The CMP pro-forma is available on the Camden website: <https://www.camden.gov.uk/documents/20142/1269042/CMP+pro+forma+03-02-2020.docx>. Details on Construction Impact Bonds is available on the Camden website:

<https://www.camden.gov.uk/documents/20142/1269042/Construction+Impact+Bond+s++Guidance+-+05-02-2020.pdf/>.

Should a full application be made, it is likely that the following S106 planning obligations would be required:

- Construction Management Plan and associated Implementation Support Contribution
- Construction Impact Bond

## 6. Conclusion

The principle of a roof extension in this location would be acceptable, subject to sensitive final detailed design. Officers have concerns about the siting and scale of the proposed rear storey extension which dominates the rear elevation and appears as a bulky addition, and in their current form would harm the character and appearance of the host property, terrace and Hatton Garden conservation area. There are also amenity concerns in terms of loss of light, outlook and a sense of enclosure to the adjacent residential building. More information is required for assessment including a detailed daylight and sunlight report. The previous scheme is a material consideration, but it is considered that this scheme was the maximum that could likely be achieved on site in terms of the building's envelope.

## 7. Planning application information

If you wish to submit a planning application, please ensure that the following is provided:

- Completed form
- An ordnance survey based location plan at 1:1250 scale denoting the application site in red
- Floor plans at a scale of 1:50 labelled 'existing' and 'proposed'
- Roof plans at a scale of 1:50 labelled 'existing' and 'proposed'
- Elevation drawings at a scale of 1:50 labelled 'existing' and 'proposed'
- Section drawings at a scale of 1:50 labelled 'existing' and 'proposed'
- Design and Access statement
- Daylight and Sunlight report
- The appropriate fee
- Please see [supporting information for planning applications](#) for more information.

We are legally required to consult on applications with individuals who may be affected by the proposals. We would notify neighbours putting up a notice on or near the site and, advertise in a local newspaper. The Council must allow 21 days from the consultation start date for responses to be received. You are advised to contact your neighbours prior to submission, to discuss the proposals.

Non-major applications are typically determined under delegated powers, however, if more than 3 objections from neighbours or an objection from a local amenity



group is received the application will be referred to the Members Briefing Panel should it be recommended for approval by officers. For more details click [here](#).

**This document represents an initial informal officer view of your proposals based on the information available to us at this stage and would not be binding upon the Council, nor prejudice any future planning application decisions made by the Council.**

If you have any queries about the above letter or the attached document please do not hesitate to contact Sofie Fieldsend on **020 7974 4607**.

Thank you for using Camden's pre-application advice service.

Yours sincerely,

Sofie Fieldsend

**Senior Planning Officer  
Planning Solutions Team**