

Delegated Report	Analysis sheet	Expiry Date:	19/01/2022
	N/A	Consultation Expiry Date:	26/12/2021
Officer		Application Number(s)	
Sofie Fieldsend		2021/4294/P	
Application Address		Drawing Numbers	
18 Greville Street London EC1N 8SQ		See draft decision	
Proposal(s)			
Erection of a 5 storey rear extension and a roof extension with front dormer to create additional jewellery workshop space.			
Recommendation(s):	Refusal		
	Full Application		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	Site notices Press notice	26/11/2021– 27/12/2021 02/12/2021– 28/12/2021	No. of responses	3	No. of objections	3
Summary of consultation responses:	3 objections were received during the statutory consultation period from neighbouring properties Their responses can be summarised as follows: 1) Scale too large and harms conservation area 2) Error on plans, no.19's rear elevation at 2 nd floor should show an existing door instead of a window 3) Loss of light to No.19 Greville Street 4) Construction disruption: Traffic, noise, pollution <i>Officer response:</i> 2) An updated section was received showing the correct fenestration to No.19.					
Residential/amenity groups	None					

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 polisher's 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.

Relevant 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....

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.... of the 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....
- 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....
- 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....

No.17 Greville Street

2021/1162/P – Use as 8 x 1 bed residential units at 1st to 4th floor (Class C3). – **Granted 27/7/21**

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**

Relevant policies

National Planning Policy Framework (2021)

The London Plan (2021)

Camden Local Plan (2017)

- Policy G1 - Delivery and location of growth
- Policy A1 - Managing the impact of development
- Policy E1 - Economic Development
- Policy E2 - Employment premises and sites
- Policy D1 - Design
- Policy D2 - Heritage
- Policy T1 - Prioritising walking, cycling and public transport
- Policy T2 - Parking and car-free development
- Policy T4 - Delivery and monitoring

Camden Supplementary Planning Guidance

CGP - Design (2021)

CPG - Amenity (2021)

CPG – Transport (2021)

CPG – Home Improvements (2021)

CPG – Developers Contributions (2019)

Hatton Garden Conservation Area Statement (2017)

Assessment

1. Proposal

1.1 This proposal seeks planning permission for:

- Erection of a 5 storey rear extension. The extension at ground floor includes two small rear extensions, at first floor it measures 4m deep max by 3.5m wide at first floor and 3.5m wide and 3.1m deep at 2nd-4th floor.
- Erection of roof extension including mansarded front roofslope and dormer

1.2 It will provide 75sqm 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. Considerations

2.1 The main issues to be considered are:

- Design and heritage
- Transport/ Construction Impact
- Amenity

3. Design

Policy

- 3.1 The Council's design policies are aimed at achieving the highest standard of design in all developments. Development should consider the character, setting, context and the form and scale of the host building and neighbouring properties, and the quality of materials to be used.
- 3.2 Policy D2 states that the Council will seek to manage development in a way that retains the distinctive character of conservation areas and will therefore only grant planning permission for development that preserves or enhances the special character or appearance of the area.
- 3.3 The Hatton Garden Conservation Statement outlines that 'Because of the varied design of roofs in the Conservation Area it will be necessary to assess proposals on an individual basis with regard to the design of the building, the nature of the roof type, the adjoining properties and the streetscape.'
- 3.4 The Statement further adds that roof extensions are unlikely to be acceptable where:
- They would detract from the form and character of the existing building
 - The property forms part of a group or terrace with a unified, designed roofscape
 - The roof is prominent in the townscape or in long views.
- 3.5 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.

3.6 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

3.7 The roof extension will occupy the entire roof and the proposed rear extension. It will raise the front wall to match the parapet at No.19 with a mansard roof on top to match the height of this neighbours existing mansard. The proposed mansard roof extension would be a flat-topped mansard roof design. A front dormer is added measuring 2.8m wide by 2.1m high.

3.8 While the Council considers that the principle of a mansard roof extension that sits just on the original roof of the host property and a proportionately sized front dormer would be acceptable, it is considered that the proposed roof extension projecting back on top of the proposed rear extension and the wide front dormer would both dominate the building and also that the front fenestration does not follow a window hierarchy so that it forms a poor relationship with the windows below. The front elevation and roof would be visible in short and long views from Greville Street and Kirby Street. The host property is quite narrow and the front dormer does not appear subordinate in the roofslope but instead appears oversized and cramped. Thus the roof extension is considered contrary to the CPG 'Design' guidance and the Hatton Garden Conservation Statement.

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

- 3.10 The approved but never implemented scheme ref. 2008/4107/P (see history above) involved a four storey rear extension at 1st-4th floor levels. 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.
- 3.11 At ground floor, two small scale extensions are proposed which are acceptable.
- 3.12 The proposed 1st rear extension nearly doubles the depth of the building (with a max. depth of 4m) and subsumes the original elevation and results in the loss of separation and readability between the buildings. The depth of 3.15m and width of 3.5m on the upper floors is considered to be too deep and wide to sit comfortably on the building, particularly when combined with the roof extension at fourth floor.
- 3.13 The rear extension's height and roof form, which extends all the way to the roof extension on the property's roof itself, appears bulky and does not result in a subordinate extension to the host property. The rear extension, combined with the roof extension in terms of their total scale and bulk, would dominate the rear elevation and subsume the original property in its appearance and proportions. Officers consider the extensions granted in the 2008 scheme were the maximum envelope that could be achieved on the site, as they were considered to be subordinate and to respect the building and wider area.
- 3.14 The planning statement outlines that the new windows will be 'sash style' windows. The use of traditional timber sash windows would be acceptable but the drawings appear to show them opening as casement windows instead, it is considered that this could be revised to be more in keeping with the character and appearance of the conservation area.
- 3.15 To conclude, it is considered that the combination of rear extensions and roof extension in their current form and scale would harm the character and appearance of the host property, terrace and Hatton Garden conservation area.
- 3.16 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.

4. Transport/ Construction Impact

- 4.1 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 Construction Management Plan (CMP) 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. In absence of a supported scheme, this requirement would form a reason for refusal.
- 4.2 Policy A1 of the Camden Local Plan seeks to protect the quality of life of occupiers and neighbours. Part i. of the policy refers to the impacts of the construction phase including the use of Construction Management Plans (CMPs). The supporting text of the policy (paragraphs 6.12 to 6.18) sets out when CMPs are sought. In this case, the development while not considered to be a major development, it is noted that there would be rear garden excavation, roof and rear extensions. In addition, the site is located in a residential neighbourhood at the end of a no-through road. Therefore a CMP would need to be secured to minimize the impact on the highway infrastructure and neighbouring community. The proposal is also likely to lead to a variety of amenity issues for local people (e.g. noise, vibration, air quality). The Council needs to ensure that the development can be implemented without being detrimental to amenity or the safe and efficient operation of the highway network in the local area and therefore seeks to ensure that the applicant submits a

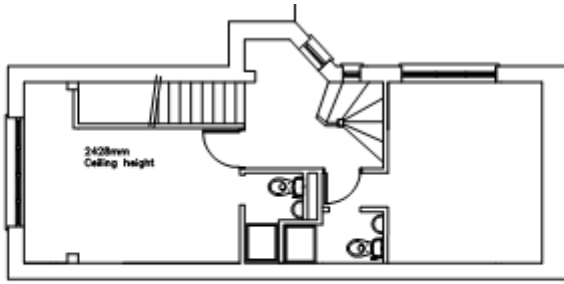
robust Construction Management Plan.

- 4.3 Policy T4 promotes the sustainable movement of goods and materials and seeks to minimise the movement of goods and materials by road.
- 4.4 Paragraph 6.16 of the Local Plan states that “A Construction Management Plan will usually be secured via planning obligations between the developer and the Council after an application is approved.” Paragraph 2.31 of the Transport Camden Planning Guidance says that: “CMPs are secured as a planning obligation through a legal agreement and the pro-forma must be agreed by the Council prior to commencement of work starting on site.” A CMP and a CMP implementation support contribution of £3,920 is required in order for the development to be considered acceptable and minimise the movement of goods and minimise the impact on the local area.
- 4.5 A support contribution is required to cover the costs of Council staff time in reviewing and approving the submitted CMP, the ongoing inspection and review of the plan during the construction works, and discussions to agree any amendments during the lifetime of the construction. This can take a large amount of time and this is a cost which should be covered by the developer who benefits from the planning permission rather than the tax payer.
- 4.6 A Construction Impact Bond of £7,500 is also required in line with Policy A1. Construction activity can cause disruption to daily activities; however a well-run site that responds to the concerns of residents can greatly improve the situation. While most sites deal quickly and robustly with complaints from residents, and reinforce the requirements of the Construction Management Plan with site operatives, there can be situations where this does not occur and officers in the Council are required to take action.
- 4.7 Camden Planning Guidance (Developer Contributions) states that “In respect of developments raising particularly complex construction or management issues where the Council will have to allocate resources to monitor and support delivery of obligations the Council may require payment of an upfront financial bond which the Council can draw upon if needs be”.
- 4.8 The securing of a bond has received significant support, it fosters a confidence with residents that there is a clear incentive for contractors to abide by the CMP. The bond will be fully refundable on completion of works, with a charge only being taken where contractors fail take reasonable actions to remediate issues upon notice by the Council. A measure of success will be the Council not requiring to draw down from the bond; the funding of the CMP process more generally will continue to be funded via the CMP Implementation Fee.

5. Amenity

- 5.1 Policy A1 seeks to protect the quality of life of occupiers by only granting permission for development that would not harm their amenity. The main factors which are considered to impact the amenity of neighbouring residents are overlooking, loss of outlook and sense of enclosure, implications on daylight, sunlight, light pollution and noise.
- 5.2 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, containing 8 flats across the 1st - 4th floors with windows on the flank elevation facing onto the rear of No.18. A recent Certificate of Lawfulness ref. 2021/1162/P granted on this property confirms the layout and shows that, while the two smaller windows within the rear corner serve the staircase at all upper floor levels, the larger side window on each floor facing the lightwell does serve habitable rooms. At fifth floor the larger side window serves a bedroom and at fourth floor a kitchen/dining room. It is noted that the rooms at 1st - 3rd floors are individual

flats which are only served by this one window. The floor plans for this recent application also show a large side window at first floor (Image 1) which is the only window serving this flat.



EXISTING FIRST FLOOR LAYOUT

Image 1: First floor layout as shown in certificate granted at 17 Greville Street ref. 2021/1162/P

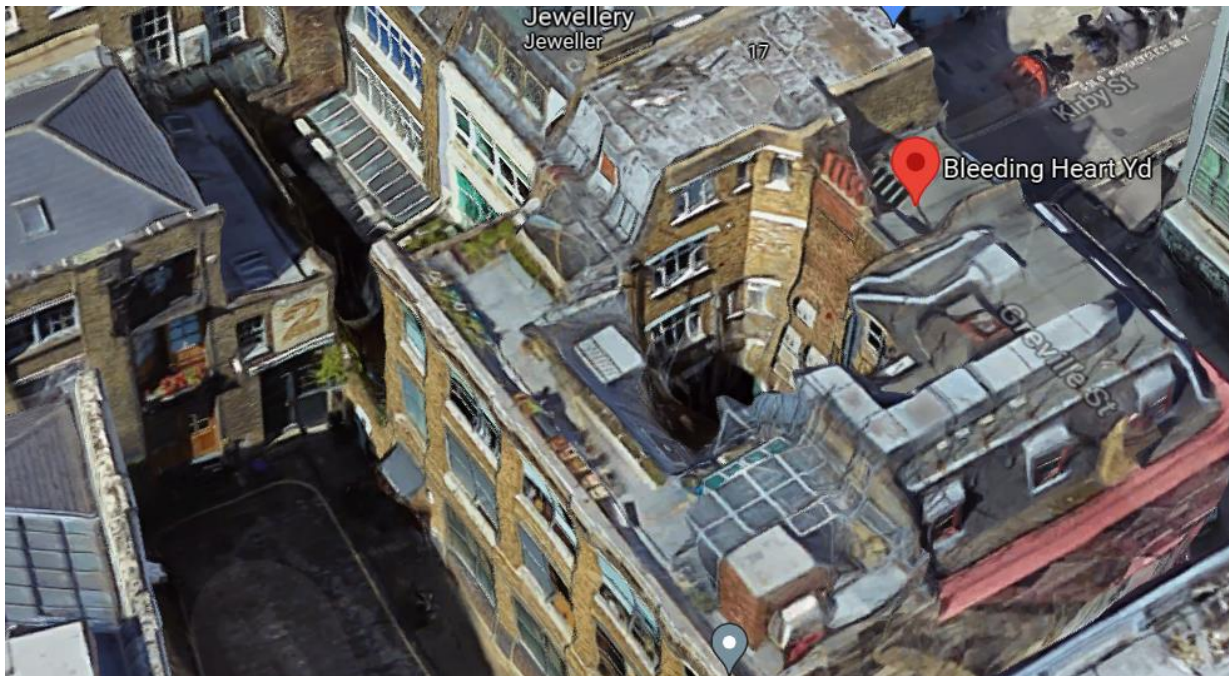


Image 2: Aerial view showing the tight grain with neighbouring properties

- 5.3 In the 2008 approved 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 3.1m deep at 2nd to 4th floors and 4m deep maximum at 1st floor.
- 5.4 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 unlike the previous scheme and come closer to both buildings so that obscure non-opening windows would also be required to protect privacy. However, the windows proposed are shown as clear and openable but it is acknowledged that a condition could be attached, if the development was acceptable, to ensure they are obscurely glazed and non-openable to protect the privacy of the commercial unit at No. 1 Bleeding Heart Yard. Due to the acute viewing angles involved, it is not considered to result in direct overlooking to the residential units at No.17 Greville Street.
- 5.5 A daylight and sunlight report has been provided which states that 3 windows (one at each floor) at 2nd 3rd and 4th floors at no.17 Greville Street have been identified facing onto the

site, which have all been assessed for daylight impacts. The habitable room at 1st floor has not been assessed and, given the layout indicated above, it should be included for a full assessment. The remaining smaller side windows in the corner of the lightwell serve the stairwell which is a non-habitable space, as shown on Image 1 above. The report has only tested VSC values which show that 80% is retained for all three windows at 2nd - 4th floors - this complies with BRE guidelines. However the 1st floor side window has not been tested. It was noted in para 5.2 above that this side window at first floor is the only window serving this studio flat.

- 5.6 Therefore, in absence of a more detailed report which includes an assessment of the habitable room's side window at 1st floor, it is considered likely that the development could cause loss of light to the habitable room to the first floor flat at No.17 Greville Street. There are also concerns that the section drawing provided may not accurately show this window as it only shows 3 windows at 1st/2nd, 3rd and 4th floors.
- 5.7 The depth and width of the extensions at 1st floor and above, given their depth and close proximity to the residential windows at No.17, are considered to have a potential negative impact on their outlook and create a further sense of enclosure. This is especially the case as these flats are single aspect and have a rather poor outlook into a small enclosed lightwell.

6. Recommendation

6.1 Refuse permission on the following grounds:

- The proposed rear and roof extensions, by reason of their design, height, size, bulk and siting, would cumulatively overwhelm the building in its original appearance and proportions, harming the character and appearance of the host property, neighbouring properties and Hatten Garden conservation area, contrary to policies D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017
- In the absence of a comprehensive and adequate daylight and sunlight impact report to demonstrate otherwise, it is considered likely that the rear extensions would result in a harmful loss of daylight to the residential unit at rear 1st floor of no. 17 Greville Street, contrary to policy A1 (Managing the impact of development) of the London Borough of Camden Local Plan 2017.
- The proposed rear extension, by reason of its siting and scale, would result in a loss of outlook and increased sense of enclosure to residential units at no. 17 Greville Street, contrary to policy A1 (Managing the impact of development) of the London Borough of Camden Local Plan 2017.
- In the absence of a S106 legal agreement securing a Construction Management Plan, its associated implementation support contribution and a Construction Impact Bond, the development would be likely to contribute unacceptably to traffic disruption and be detrimental to general highway and pedestrian safety, contrary to policies A1 (Managing the impact of development) and T4 (Sustainable movement of goods and materials) of the London Borough of Camden Local Plan 2017.