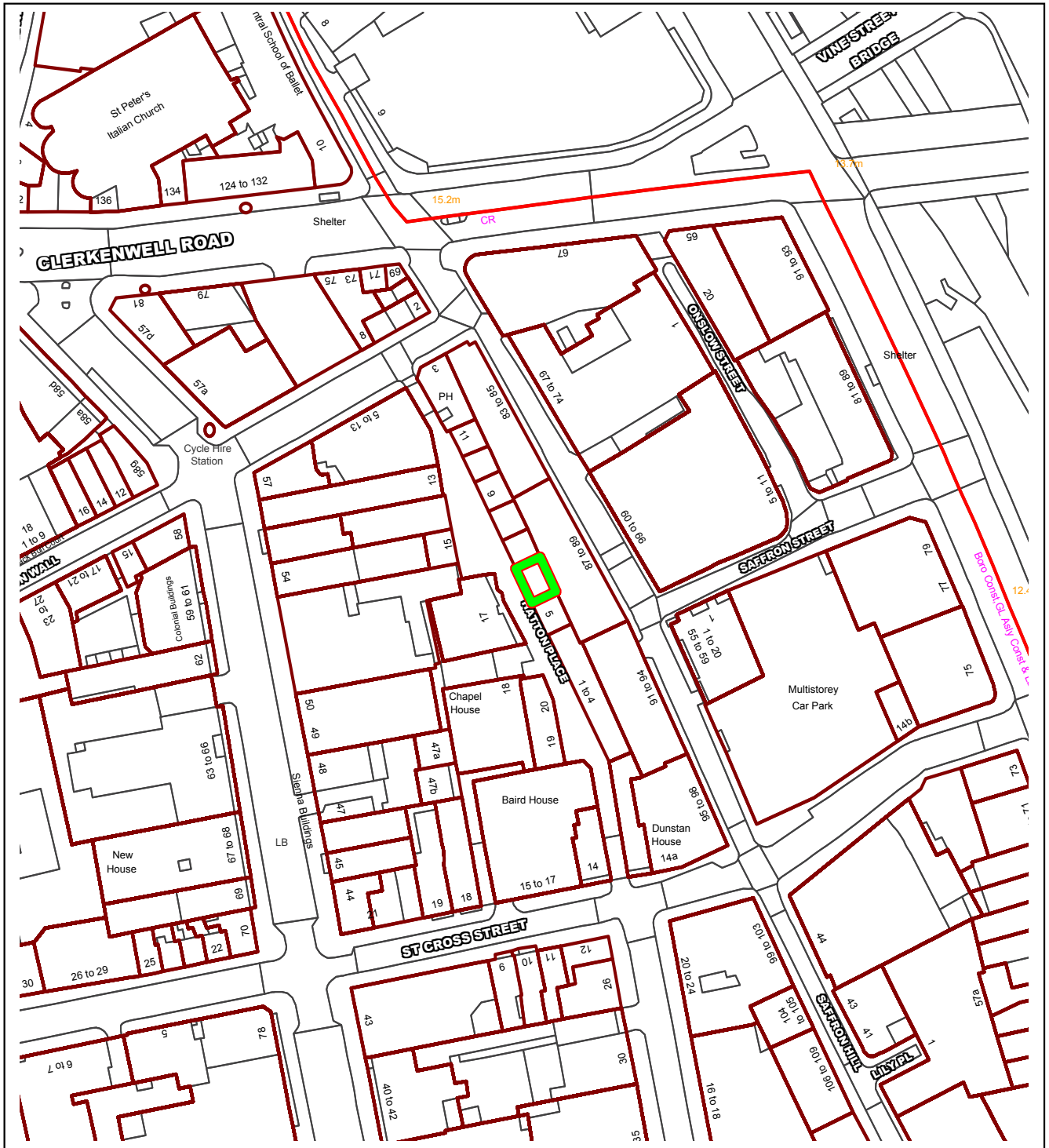


# 6 Hatton Place, EC1N 8RU



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## 6 Hatton Place - Photographs



1. Front elevation



2. Rooftop looking north to extension on no. 9



3. Rooftop looking south



4. View to 17 Hatton Place

<b>Delegated Report (Members Briefing)</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>	11/07/2018
		N/A		<b>Consultation Expiry Date:</b>	22/07/2018
<b>Officer</b>			<b>Application Number(s)</b>		
Thomas Sild			2018/1578/P		
<b>Application Address</b>			<b>Drawing Numbers</b>		
6 Hatton Place LONDON EC1N 8RU			See draft decision notice		
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>		
<b>Proposal(s)</b>					
Erection of third floor level roof extension for B1 office use following demolition of existing roof form and chimney stack; Creation of a front facing roof terrace at third floor level					
<b>Recommendation(s):</b>		Grant conditional planning permission			
<b>Application Types:</b>		Full Planning Permission			

<b>Conditions or Reasons for Refusal:</b>	<b>Refer to Draft Decision Notice</b>			
<b>Informatives:</b>				
<b>Consultations</b>				
<b>Adjoining Occupiers:</b>	No. of responses	<b>4</b>	No. of objections	<b>4</b>
<b>Summary of consultation responses:</b>	<p>Site notices: 25/04/2018 – 16/05/2018  Press notice: 25/04/2018 – 16/05/2018</p> <p>Neighbour objections made by occupants at 4 flats within 17 Hatton Place on the following grounds:</p> <ol style="list-style-type: none"> <li>1. Impact on daylight and outlook</li> <li>2. Impact on visual privacy and increased overlooking</li> </ol> <p>Officer response:</p> <ol style="list-style-type: none"> <li>1. All reasons for objection are addressed under section 3.9 – 3.14 (Amenity)</li> </ol>			
<b>CAAC/Local groups* comments:</b>	None			

## Site Description

The application site relates to a flat roofed three storey 'mews' building on the east side of Hatton Place located in between St Cross Street and Hatton Wall. The building is currently in use as B1 office space.

The surrounding area comprises a mix of residential and commercial properties. The building is not listed but is located in the Hatton Garden Conservation Area.

## Relevant History

- 15/01/1987 – 8602002 granted permission for the change of use of second floor from light industrial to residential and works of conversion including the formation of dormer windows in the rear elevation.
- 18/03/2008 – 2007/6397/P granted permission for alterations to front elevation, use of part of ground floor for office purposes and erection of a roof extension to provide additional residential accommodation to non self-contained second floor studio flat. (not implemented)
- 23/12/2009 - 2009/4409/P granted permission for revisions to planning permission granted for alterations to front elevation, use of part of ground floor for office purposes and erection of a roof extension to provide additional residential accommodation to non self-contained second floor studio flat including alterations to windows, conversion of garage into additional office space and change of use of second floor from non self-contained residential studio flat (Class C3) to office (Class B1). (not implemented)

### 8 Hatton Place

- 25/07/2006 – 2006/2262/P granted permission for the erection of a single storey roof extension to the existing office/studio building (Class B1) together with the remodelling of the front elevation at ground floor level and the replacement of existing timber windows with metal windows at first and second floor level.

### 9 Hatton Place

- 20/10/2009 – 2009/2546/P granted permission for the erection of a mansard roof extension to create third floor office accommodation (Class B1).
- 28/03/2014 - 2013/5995/P granted permission for change of use from office (Class B1) to 2-bedroom residential flat (Class C3) at second floor level, erection of roof extension to create third floor level including alteration to rear windows at second floor level and installation of 2x solar panels

## Relevant policies

### National Planning Policy Framework 2018

### London Plan 2016

### Camden Plan 2017

A1 Managing the impact of development

D1 Design

D2 Heritage

### Other Planning Policies / Guidance

Camden Planning Guidance (CPG) 2015 – CPG 1 (Design)

Camden Planning Guidance (CPG) 2011 – CPG 6 (Amenity)

## Assessment

### 1. Proposal

- 1.1. Planning permission was granted on the 18th March 2008 for the change of the use part of the ground floor from a garage to an office and erection of a full width roof extension measuring 3.2m deep and 2.2m high to provide additional residential accommodation to non self-contained second floor studio flat (2007/6397/P).
- 1.2. Permission was granted in 2010 for a revision to the 2008 approved scheme to change of use of the second floor from residential accommodation to office floor space to expand the overall available office floor space within the building. The proposed use the roof extension at that time was as a non self-contained studio flat in connection with the office accommodation.
- 1.3. The permissions for the roof extension were not implemented and the building is understood to have maintained a continuous B1 use since these permissions were granted
- 1.4. Permission is now sought for a full width roof extension 3.1m high and 4.9m deep in B1 use, with full width front facing roof terrace of 0.9m to 1.8m max depth.

### 2.1. Revisions

- 2.2. Plans were revised following officers concerns over the visual impact of an additional fourth floor roof terrace.
- 2.3. A privacy screen was included along the front facing roof terrace to address overlooking and privacy concerns.

### 3. Assessment

#### 3.1. Design and heritage

- 3.2. Local Plan policy D1 seeks to achieve high quality design in all developments. Policy D1 requires development to be of the highest architectural and urban design quality, which improves the function, appearance and character of the area. Through Local Plan policy D2, the Council will seek to preserve and, where appropriate, enhance Camden's heritage assets and their settings, including conservation areas and listed buildings.
- 3.3. Hatton Place is a relatively narrow street characterised by warehouse type buildings, of a range of ages and with a variation in height of between three and five storeys. No. 6 sits as part of a

terrace (nos. 5 – 11) of seven 20<sup>th</sup> century warehouse/workshop buildings, most of which have moved into B1 commercial use over a long period of time. The buildings are characterised by brick faced flat fronts and steel framed glazing with a strong horizontal emphasis.

- 3.4. Within the terrace no. 9 Hatton Place received planning consent in 2014 and has since erected a third floor level roof extension of comparable proportions to that proposed with this application for no. 6. Given this roof extension at no. 9 Hatton Place, the adjoining terrace does not present an unaltered roofline, and there is further variety of building heights within the immediate context.
- 3.5. The proposed extension would create an additional floor across the full width of no. 6, and set back at minimum of 1.2m behind the front face of the building. This set back reduces the extension's visual prominence. The extension would be flat roofed as to match the remainder of the terrace, and faced in brick to match the host building with 'Crittall style' glazing to all areas of glazing. Overall, the design is considered to complement's the host building's architectural style and proportions.
- 3.6. Full details of the glazing and materials would be secured by planning condition.
- 3.7. Special regard has been attached to the desirability of preserving or enhancing 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.
- 3.8. Neighbour amenity
- 3.9. Policy A1 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. It seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission for development that would not harm the amenity of neighbouring residents. This includes privacy, overlooking, outlook and implications on daylight and sunlight.
- 3.10. The nearest residential properties are the apartments located at 17 Hatton Place, at a distance of 6.1m across Hatton Place. Objections have been received from neighbouring properties on amenity grounds (as detailed above).
- 3.11. To assess the impact of the proposed development on existing properties a 25 degree line was projected from the centre of the windows at each level for the existing residential properties opposite the proposed development. If the whole the proposed development is lower than this line then it is unlikely to have a substantial effect on the daylight enjoyed by occupants in the existing building. The existing building already exceeds the 25 degree line at ground and first floor levels and as such the test was applied to second and third floor levels of 17 Hatton Place.
- 3.12. The 2008 permission underwent assessment of impact on neighbours. The proposed 2008 extension was marginally lower in height than the existing proposal and the BRE impact diagrams at the time indicated that the development passed the 25 degree test in its impact on the second and third floors of 17 Hatton Place and as such a full daylight assessment was not required.
- 3.13. The 25 degree test diagram for the current application demonstrates that the proposed extension would fall marginally within the impact range requiring a full daylight assessment due to the potential impact at the second floor level of 17 Hatton Place.
- 3.14. The ground and first floor front windows of 17 Hatton Place currently experience low levels of Vertical Sky Component (VSC) all at or below 18%. As such according to BRE guidance the

addition of the roof extension would not create a significant difference to occupants.

- 3.15. The second floor front facing windows of 17 Hatton Place enjoy VSC levels ranging between 27% and 29%. The daylight tests demonstrate that the development would result in a minimum reduction ratio of 0.81 (Window ref R3). A ratio of 0.8 or less is defined by BRE as the threshold for a materially noticeable change.
- 3.16. In summary, the submitted daylight assessment demonstrates that the impact of the development would not reach a threshold that is considered, as outlined by BRE guidelines, to be significant or unduly detrimental to the amenity of residential occupiers of 17 Hatton Place.
- 3.17. It is noted that the 2008 consent did not include the provision of a front facing privacy screen on the property and the intended use for the third floor at the time was to be residential. 17 Hatton Place has always existed in very close proximity to commercial occupants at ground to second floor levels, however given the introduction of commercial occupants and close range overlooking at third floor level the use of a privacy screen along the front roof terrace is deemed necessary.

#### **4. Recommendation**

- 4.1. Grant conditional planning permission

***The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 3<sup>rd</sup> September 2018, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'Members Briefing'.***



Application ref: 2018/1578/P  
Contact: Thomas Sild  
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Date: 28 August 2018

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David Morley Architects  
David Morley Architects  
18 Hatton Place  
London  
EC1N 8RU

# DRAFT

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Full Planning Permission Granted

Address:

**6 Hatton Place  
LONDON  
EC1N 8RU**

# DECISION

Proposal:

Erection of third floor level roof extension for B1 office use following demolition of existing roof form and chimney stack; Creation of roof terraces at third and fourth floor levels

Drawing Nos: 688-0-001 Rev P1, 688-00-011 Rev P1, 688-00-020 Rev P1, 688-00-021 Rev P1, 688-00-030 Rev P1, 688-00-031 Rev P1, 688-00-032 Rev P1, 688-00-033 Rev P1, 688-00-034 Rev P1, 688-01-001 Rev P1, 688-01-011 Rev P2, 688-01-015 Rev P2, 688-01-020 Rev P1, 688-01-021 Rev P1, 688-01-030 Rev P2, 688-01-031 Rev P2, 688-01-032 P2, 688-01-033 Rev P2, 688-01-034 Rev P2, Daylight & Sunlight Report (MES Building Solutions) dated 06/08/2018

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 The development hereby permitted shall be carried out in accordance with the following approved plans: 688-0-001 Rev P1, 688-00-011 Rev P1, 688-00-020 Rev P1, 688-00-021 Rev P1, 688-00-030 Rev P1, 688-00-031 Rev P1, 688-00-032 Rev P1, 688-00-033 Rev P1, 688-00-034 Rev P1, 688-01-001 Rev P1, 688-01-011 Rev P2, 688-01-015 Rev P2, 688-01-020 Rev P1, 688-01-021 Rev P1, 688-01-030 Rev P2, 688-01-031 Rev P2, 688-01-032 P2, 688-01-033 Rev P2, 688-01-034 Rev P2

Reason:

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

- 3 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

a) Details including sections at 1:10 of all windows (including jambs, head and cill), ventilation grills, external doors and gates;

b) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 A 1.8 metre high screen, details of which shall have been submitted to and approved in writing by the local planning authority, shall be erected along the third floor roof terrace prior to commencement of use of the terrace and shall be permanently retained.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies A1 and D1 of the London Borough of Camden Local Plan 2017.

- 5 The fourth floor flat roofed area above the extension shall not be used as a roof terrace, and any access out onto this area shall be for maintenance purposes only.

Reason: In order to prevent overlooking into adjacent properties in accordance with policy A1 of the Camden Local Plan 2017.

Informative(s):

- 1 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).
- 2 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 are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

**DRAFT**

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

David Joyce  
Director of Regeneration and Planning

**DECISION**