

architecture : planning

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PLANNING AND DESIGN STATEMENT

**Erection of a 5 Storey Rear and Roof Extension to
Provide Additional Workshop Floorspace**

18 Greville Street, London, EC1N 8SQ



1. Introduction

- 1.1. UPP Architects & Town Planners and the associated consultancy team have been instructed by the applicant, The Vault London, to prepare and submit a full planning application at the site known as 18 Greville Street, London, EC1N 8SQ. This planning statement should be read in conjunction with the accompanying architectural plans and associated supporting documents.
- 1.2. This application seeks to achieve full planning permission for the erection of a 5-storey rear extension including an additional storey at roof level. The floorspace created by way of the extensions will be used to provide additional workshop floorspace which falls within the Class E use category.
- 1.3. This statement has been formed with reference to and due consideration for supporting documentation that has been submitted in support of the application. The submission documents consist of the following:
 - Application forms;
 - Architectural plans and drawings;
 - Daylight/Sunlight Assessment
 - Planning Statements (this document)
- 1.4. This document provides details of the proposed scheme and should be read in conjunction with the documents listed above. This document provides details of the proposed scheme and should be read in conjunction with the documents listed above.
- 1.5. The proposed development has been revised following positive pre-application engagement (Ref.no: 2021/0005/PRE) and a subsequent full planning application (Ref. no: 2021/4294/P) that was unfortunately refused by the Local Authority on 11th January 2022. As this report and the associated submission documents will demonstrate, the proposed development has been amended in response to the previous reasons for refusal and should therefore gain the support of the Local Authority.



2. The Site and Surroundings

- 2.1. The application site is a 4-storey terraced property which occupies a relatively small footprint of land. Like many of the neighbouring properties, this site is occupied by a jewellery company. The site is directly adjoined by a public house to the left and a different jewellery company to the right. The site is situated on Greville Street which forms a side road running perpendicular to Hatton Garden (High Road).
- 2.2. The surrounding area comprises a mixed urban typology but is predominantly formed through parades of terraced property. Building heights range from 3 - 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 are some examples of residential use in the area that surrounds the site.
- 2.3. 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 overground train services.
- 2.4. 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.
- 2.5. The application site's key planning designations are outlined in Table 1 below:

PTAL (Public Transport Accessibility Level)	6B (Excellent)
CPZ (Controlled Parking Zone)	No
Current Use / Use Class Category	Class E (Commercial, Business, Service)
Town Centre	No
Flood Risk	Zone 1
TPO (Tree Preservation Order)	No
Local Heritage Area	Yes (Hatton Garden)
Locally Listed Building	No
Building of Merit	No
Pre-application Advice	Yes (Ref. no: 2021/0005/PRE)

3. Relevant Planning History

- 3.1. Ref. no: 2021/4294/P - Erection of a 5 storey rear extension and a roof extension with front dormer to create additional jewellery workshop space. Date: January 2022. Status: Refused.
- 3.2. Ref. no: 2008/4107/P - The installation of a 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. Date: November 2008. Status: Granted.

- 3.3. Ref. no: 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. Date: April 2006. Status: Refused.

Reason for refusal: Change of ground floor use would result in a loss of retail designated as Hatton Garden Retail Frontage under the Unitary Development Plan, harming local character and function.

- 3.4. Ref. no: 2003/0824/P- The installation of new shopfront, extension to form extra floor at roof level and four storey rear extension. Date: September 2003. Status: Granted.

- 3.5. Ref. no: 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 shopfront, as shown by drawing numbers: 428/01A, 428/02, 428/03A, 428/04A, 428/05, 2 sheets photos. Date: February 2003. Status: Refused.

Reason for refusal: the proposed rear extension by reason of height, proportions and sitting would be harmful to the amenity of neighbouring residential properties, increasing the sense of enclosure and loss of light.

- 3.6. Ref. no: 31102- Installation of a new shop front. Date: October 1980. Status: Granted.

4. The Proposal

- 4.1. This planning application seeks full planning permission from the London borough of Camden for the erection of a 5-storey rear extension including the provision of an upwards extension to provide a single storey addition to the existing building.
- 4.2. The proposed extensions will create an additional 75sqm from the ground floor to the roof level. This floorspace will be utilised to enhance the existing use of the site as a jewellery workshop.
- 4.3. The proposed rear extension had been designed with due consideration for the properties planning history, neighbouring amenity, daylight/sunlight assessment results and both the pre-application advice (2021/0005/PRE) and recently refused planning application (2021/4294/P). This extension will use similar materials to those applied to the existing rear façade. This consists of traditional brickwork and sash style windows.



- 4.4. As requested by the Local Authority during the pre-application process (2021/0005/PRE), the proposed roof extension adopts a traditional Mansard style roof form which is in keeping with several similar examples located within the surrounding area. The Mansard roof will be formed using similar materials to those applied to the roof level at no.17 Greville Street (adjoining property). In addition, the proposed dormer window adopts a similar form and size to the example at no.17 Greville Street.
- 4.5. Following the previously recently refused scheme (2021/4294/P) the scale and footprint of the proposed rear extensions have been significantly reduced on all floors to ensure a development that respects the existing building and responds well to constraints in order to avoid harmful impact on neighbouring residents.

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)
- Camden Supplementary Guidance
 - CPG Design (2021)
 - CPG Amenity (2021)
 - CPG Transport (2021)
- Hatton Garden conservation area statement (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 Government's reforms to make the planning system less complex and more accessible, and to promote sustainable growth.



- 5.4. Section 6 of the NPPF provides guidance in relation to ‘building a strong, competitive economy’. Paragraph 80 within section 6 states that “planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development”.
- 5.5. 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.
- 5.6. 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”.
- 5.7. 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.

London Plan (2021)

- 5.8. The London Plan 2021 was adopted by the Greater London Authority (GLA) on the 2nd March 2021. This document 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 the Mayor’s (Sadiq Khan) vision for Good Growth. The current, relevant planning policies are:
- 5.9. 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 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.

- 5.10. Policy GG5 – Growing a good economy; “To conserve and enhance London’s global economic competitiveness and ensure that economic success is shared amongst all Londoners, those involved in planning and development must promote the strength and potential of the wider city region.
- 5.11. Policy D1 – London’s form, character and capacity for growth; When “Defining an area’s character to understand its capacity for growth boroughs should undertake area assessments to define the characteristics, qualities and value of different places within the plan area to develop an understanding of different areas’ capacity for growth”.
- 5.12. Policy D3 – Optimising site capacity through the design-led approach; “All development must make the best use of land by following a design-led approach that optimises the capacity of sites, including site allocations. Optimising site capacity means ensuring that development is of the most appropriate form and land use for the site. Higher density developments should generally be promoted in locations that are well connected to jobs, services, infrastructure and amenities by public transport, walking and cycling, in accordance with Policy D2 Infrastructure requirements for sustainable densities”.
- 5.13. Policy E2 – Providing suitable business space; “Boroughs should include policies in local Development Plan Documents that support the provision, and where appropriate, protection of a range of B Use Class business space, in terms of type, use and size, at an appropriate range of rents, to meet the needs of micro, small and medium-sized enterprises and to support firms wishing to start-up or expand”.
- 5.14. Policy T5 – Cycling; “Cycle parking should be designed and laid out in accordance with the guidance contained in the London Cycling Design Standards. Development proposals should demonstrate how cycle parking facilities will cater for larger cycles, including adapted cycles for disabled people”.
- 5.15. Policy T6.2 – Office Parking; “In well-connected parts of outer London, including town centres, in close proximity to stations and in Opportunity Areas, office developments are encouraged to be car-free”.
- 5.16. Policy HC1 – Heritage conservation and growth; “Development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets’



significance and appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings should also be actively managed”.

Camden Local Plan (2017)

- 5.17. Policy G1 - Delivery and Location of Growth: “The Council will create the conditions for growth to deliver the homes, jobs, infrastructure and facilities to meet Camden’s identified needs and harness the benefits for those who live and work in the borough”.
- 5.18. Policy A1 - Managing the Impact of Development: “The Council will seek to protect the quality of life of occupiers and neighbours. We will grant permission for development unless this causes unacceptable harm to amenity”.
- 5.19. Policy D1 – Design: “The Council will seek to secure high quality design in development”.
- 5.20. Policy D2 – Heritage: “The Council will preserve and, where appropriate, enhance Camden’s rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens and locally listed heritage assets”.
- 5.21. 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”.
- 5.22. Policy E2 - Employment Premises and Sites: The Council will encourage the provision of employment premises and sites in the borough. We will protect premises or sites that are suitable for continued business use, in particular premises for small businesses, businesses and services that provide employment for Camden residents and those that support the functioning of the Central Activities Zone (CAZ) or the local economy.

6. Policy Considerations

Principle of Development

- 6.1. The principle of providing additional and enhanced workshop floorspace (Class E – Light Industrial/Business) is predominately established by way of the existing workshop floor space on site. The existing property provides retail frontage at the ground floor level, however, the

remaining floors above ground floor consists of Jewellery Workshop Space. In addition, the surrounding area, known as Hatton Garden, is well renowned for providing a nationally recognised cluster of jewellery and trading premises.

- 6.2. The National Planning Policy outlines a presumption in favour of sustainable development. It subsequently supports the provision of jewellery workshop space at the application site as this encourages the ongoing development of a strong and competitive economy in this area. The London Plan provides additional support for this ethos by stating that those involved in development must promote the strength and potential of the wider city region. The proposed additional workshop floorspace in this area will support both the local and regional economy.
- 6.3. Part G of Local Plan policy E1 specifically outlines that the Local Authority will support Camden's industries by 'promoting and protecting the jewellery industry in Hatton Garden'. Subsequently, the proposed development outlining the expansion and enhancement of this provision is supported at the local level by area specific planning policy and should therefore be considered acceptable 'in principle' by the Local Authority. Local Authority support for additional workshop space at the application site is confirmed within the pre-application feedback received (Ref. no: 2021/0005/PRE) in which the officer states that 'the continued use as a jewellery workshop space is welcomed in line with Policy E1 which seeks to promote and protect the jewellery industry in Hatton Garden'.
- 6.4. The principle of erecting rear extensions to this property is partially established via the sites planning history. As outlines within the 'planning history' section above, this site has previously achieved planning permission for similar scale extensions with the latest approval holding ref. no: 2008/4107/P. The delegated report associated with this most recent approval confirms that 'in overall terms, the design of the rear extension is considered acceptable'. The proposed extensions under this application are of a similar scale, form, and design to those approved under application ref. no 2008/4107/P.
- 6.5. Application ref. no: 2008/4107/P also achieved planning permission for a single storey upwards extension and mansard style roof. The proposal under this application seeks to achieve a similar roof form and an identical overall building height. The Local Authority confirm within the delegated report of application ref. no: 2008/4107/P that 'this increase in height has already been established to be appropriate within the street scene and the Hatton Garden conservation area context as a whole'.

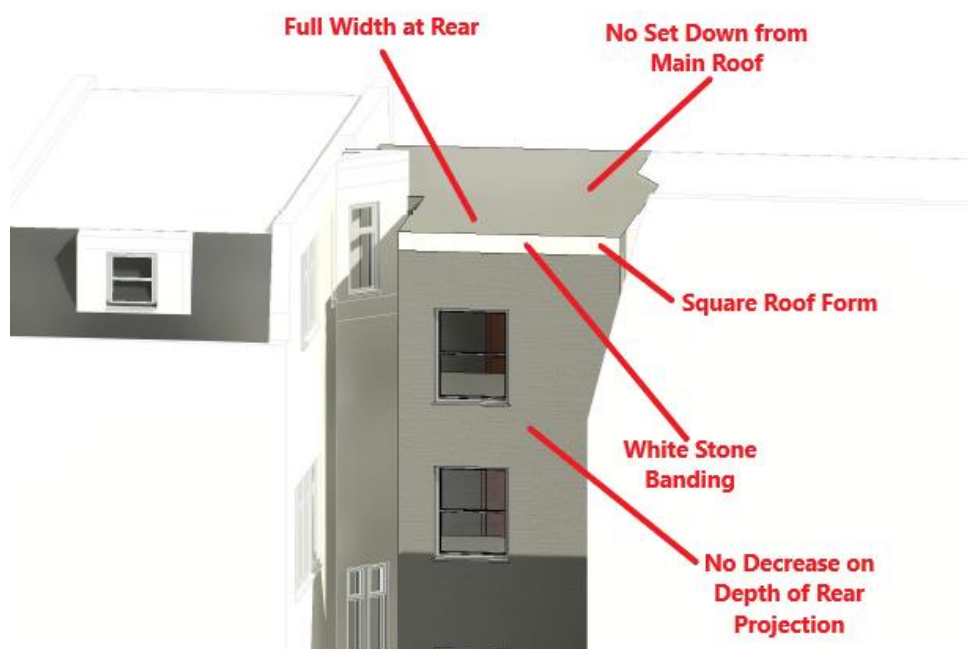
- 6.6. Lastly, the recently refused application (ref. no: 2021/4294/P) does not outline any principal issues with rear extensions, a mansard roof extension or the provision of additional Jewellery Workshop space.

Design, Scale and Massing

- 6.7. The previous application was refused for the following design and scale related reason:

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, 2 neighbouring properties and Hatton Garden conservation area, contrary to policies D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017.

- 6.8. In response to the above reason for refusal, the revised extensions ensure respect to the established character of the existing building, the adjoining properties and the surrounding area with due consideration for the 'Hatton Garden conservation area appraisal and management plan'.
- 6.9. The delegated report associated with application ref. no: 2021/4294/P confirms that the principle of a Mansard Extension that '*sits just on the original roof of the host property and a proportionately sized front dormer would be acceptable*'.
- 6.10. However, concern was raised in relation to the overall scale of the previously proposed roof and how this adjoined with the rear ward extensions. In response to this concern, the proposed rear element of the 4th floor mansard extension has been applied with a 'lean to' roof form which attaches to the Mansard Roof and main host property. This ensures that the rear element appears subordinate to the massing of the host property and avoids a bulky rear appearance. Furthermore, the width of this element has been significantly decreased compared to the previous proposal and host property. This scale now falls more in line with the 2008 approved extension. Please find two comparison images demonstrating this provided below:

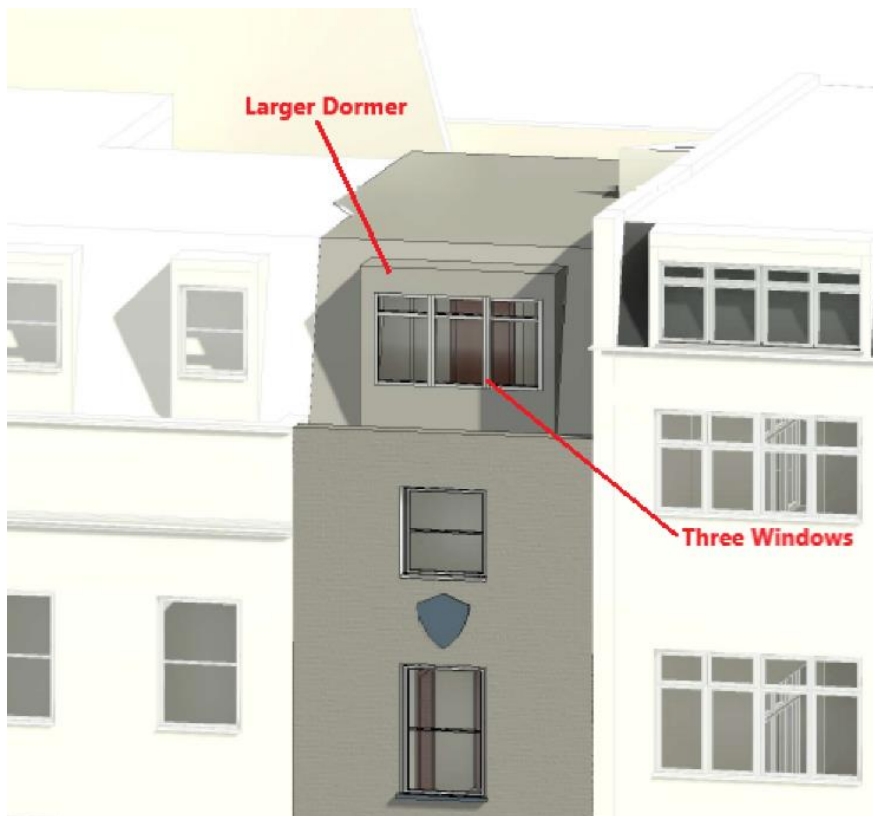


Previous Proposal (Ref. no: 21/1623/FUL)

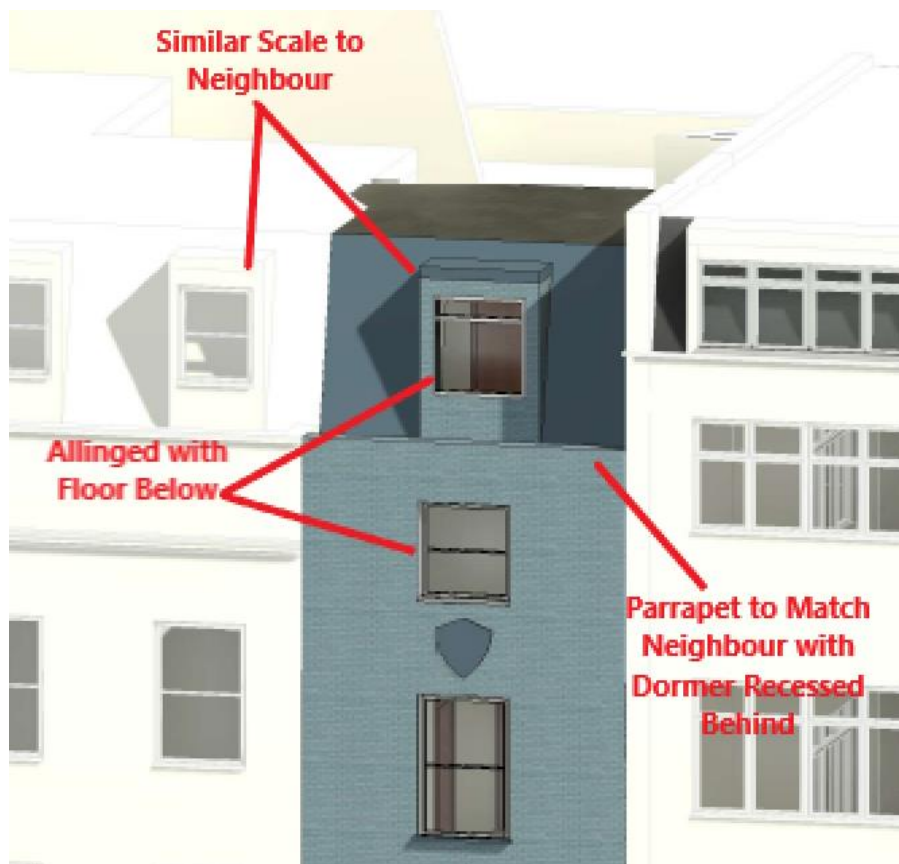


Revised Proposal

- 6.11. It is considered that the revised roof form addresses the comments raised and subsequently resolves concerns raised in relation to overall massing and scale. The proposed rear element of the roof extension appears subordinate to the host property and subsequently complies with Local Plan Policy D2 which seeks to control development proposals in a manner which retains the distinctive character of the designated conservation area.
- 6.12. Concern was also raised during the previous application in relation to the scale and design of the proposed front facing dormer window. The revised proposal has significantly reduced the size of the proposed dormer to ensure something that respects the building below, appears subordinate to the roof plane it sits within and responds well with surrounding forms of development. Please find comparison images of the previous proposal and revised proposal outlined below:



Previously Proposed Dormer Window (Ref. no: 21/1623/FUL)



Revised Proposal

- 6.13. The delegated report from the previously refused application (Ref. no: 21/1623/FUL) outlines that 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. In response to this comment the revised proposal has been altered on all levels to replicate the depth and scale of this previous approval. Subsequently, the massing of the proposed rear additions should be considered acceptable.
- 6.14. As displayed above, the revised dormer sits more comfortably both in regard to the narrow width of the plot and existing building and within its context. Whilst the dormer itself extends from internal floor level, it sits well recessed from a built up parapet wall and therefore remains subordinate in scale. Subsequently, it is considered that the revised dormer window complies well with the general guidance set out in the Camden CPG Design Guidance document.
- 6.15. With regard to external materials and appearance, the conservation area character appraisal notes the use of stock brick, red brick and Portland stone along several properties on Greville Street,

including no.18. Subsequently, the proposed development will replicate the use of stock brickwork on the proposed rear extension regardless of it being hidden from the street scene and public view.

- 6.16. Part A of Local Plan Policy D1 in relation to 'Design' specifies that the council will require development proposals to respect local context and character. The existing building, and several buildings in close proximity, benefit from centrally placed timber sash windows. As such the proposed development will include the provision of timber sash windows on the front elevation of the property.

Neighbouring Amenity

- 6.17. Following Local Authority advice during the pre-application process and the subsequent refusal of an initial planning application, the proposed extensions have been revised and reduced in order to avoid impact on neighbouring amenity.
- 6.18. Key consideration relates to the potential impacts on the windows serving no.17 Greville Street. A recent Certificate of Lawfulness (ref.2021/1162/P) confirms the internal layout of this property and displays that the two smaller windows within the rear corner segment serve a communal stairwell, however, the larger windows on the flank elevation facing into the light well serve habitable rooms and therefore need to be treated sensitively.
- 6.19. The delegated report of the recently refused extension application states that "in the 2008 approved scheme the rear extension was smaller in scale with a footprint of 2.5m deep and 2.3m wide" which was viewed as an acceptable scale that successfully avoided creating a sense of enclosure for neighbouring properties. In response to this confirmation, the revised proposal has been significantly reduced to ensure a supportable massing. The proposal now has a decreased depth of 2.14m on the third and fourth floors and 2.80m on the floors below this. This depth is set well back from the windows benefiting the neighbouring property (no.17) and will therefore avoid harm to occupier outlook.
- 6.20. The Daylight/Sunlight Assessment has been amended to support the revised scheme. This document concludes that all rooms assessed (4 habitable rooms benefitting no.17) retain in excess of 80% of its area within the No Sky Line. Therefore, and as confirmed in the table below, the proposed development complies with BRE Guidance.

Vertical Sky Component				
Window	Existing VSC	Proposed VSC	% Retained	Meets BRE Guidance?
1	3,064	2,721	88.83%	Yes
2	7,419	6,657	89.74%	Yes
3	19,184	18,135	94.53%	Yes
4	35,690	35,498	99.46%	Yes

- 6.21. If and where required the applicant would be willing to agree to a condition that secures the proposed rear facing windows as obscure glazed. This will further avoid any potential for overlooking neighbouring properties.

Highways

- 6.22. The delegated report of the recently refused application outlines a requirement for the provision of a Construction Management Plan prior to the commencement of any construction works. It is confirmed that the applicant would be agreeable to this provision where secured by way of a pre-commencement planning condition.

7. Conclusion

- 7.1. The proposed extensions broadly meet area specific planning policy objectives relating to jewellery workshop provision and enhancement in the Hatton Garden Area.
- 7.2. The site benefits from previous planning approvals for similar rear and upward extensions.
- 7.3. The design, massing and scale of the proposed extensions have been revised and reduced following positive pre-application engagement and a recently refused planning application.