



DELEGATED REPORT

Application number	P2015/2414/AOD
Application type	Approval of Details
Site Address	Anita House, 15 Clerkenwell Close, London EC1R 0AA
Proposal	Approval of details pursuant to conditions 3A, 3B, 3D, 14 and 15 of planning permission ref: P2012/0630/FUL dated 13 June 2013.

Constraints

Conservation Area	CA1	Clerkenwell Green
Archaeological Priority Area	APA1	Clerkenwell
Areas of Special Character	ASC	Clerkenwell/Smithfield Area of Special Character
Local Views	LV4	Local view from Archway Road
Local Views	LV5	Local view from Archway Bridge
Local Views	LV7	Local view from Dartmouth Park Hill
Central London Area	CLA	Central London Area
Strategic Views - Consultation Area	SV1B	View from Kenwood
Rail Safeguarding Consultation Area	CRLS	Crossrail 1
Rail Safeguarding Consultation Area	TLLC	Thameslink 2000
gCentral Activities Zone 011214	1	Central Activities Zone (CAZ)
gConservation - APA	APA1	Clerkenwell
gConservation Areas 011214	CA1	15
gEmploy Prio Areas Gen 011214	9	Clerkenwell Close
gOther Policy Areas - Areas of Special Character	ASC	Clerkenwell/Smithfield Area of Special Character
gRail Safeguarding Areas 051214	TLLC	Within 200m of centreline or works
gRail Safeguarding Areas 051214	CRLS	Within 200m of area subject to consultation
gLocal Views 081214	LV4	Local view from Archway Road
gLocal Views 081214	LV5	Local view from Archway Bridge
gLocal Views 081214	LV7	Local view from Dartmouth Park Hill

gViews Landmarks - Strategic Views Consultation Area	SV1B	View from Kenwood
iArchaeological Priority Areas 170914	1	Clerkenwell
iCore Strategy Key Areas 170914	7	Bunhill & Clerkenwell
iConservation Areas 170914	CA1	Clerkenwell Green
iCentral Activities Zone 170914	CAZ	Central Activities Zone
iCycle Routes (Local) 170914	Development Management Po	Local cycle routes
iEmployment Priority Areas (General) 170914	9	Finsbury Local Plan policy BC8
iFinsbury Local Plan Area - 170914	1	Bunhill & Clerkenwell
iLocal Views 170914	LV4	Local view from Archway Road
iLocal Views 170914	LV5	Local view from Archway Bridge
iLocal Views 170914	LV7	Local view from Dartmouth Park Hill
iWithin 100m TLRN 170914	1	Site within 100m of a TLRN Road

RECOMMENDATION	Approve with no conditions	
Report date	07 August 2015	
Case officer signature	Ashley Niman <i>AN</i>	Date: 7/8/15
Report agreed by (signature)	Report agreed by: <i>PA</i>	Date: 7/8/15
Authorising Officer signature	Authorising Officer: <i>ANDREW MARK</i>	Date: 7/8/15

Proposal

1. Approval of details relating to conditions 3, 14 and 15 of planning permission P2012/0630 agreed 13/06/2013. (The demolition of the existing building and the construction of a new six storey building providing spa/gym at basement, B1 offices at ground floor and lower ground floor and eight residential units to the first to fifth floors).

EVALUATION

2. Condition 3 is:

MATERIALS (DETAILS): Details and samples of all facing materials shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure work commencing on site. The details and samples shall include:

- a) sample panel of brickwork including mortar courses
- b) details of glazing treatment (including frames)
- c) front elevation including door and entrance detail and ramp access.
- d) details of lift overrun and roof including maintenance access.

The development shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.

REASON: In the interest of securing sustainable development and to ensure that the resulting appearance and construction of the development is of a high standard in accordance with policies: 5.3, 7.4 and 7.6; of the London Plan 2011, policies: D4, D11 and D24 of the Islington Unitary Development Plan 2002 and policies: CS9A, B and G and CS10F of the Islington Core Strategy 2011.

- A) The stone work, imported from northern France, will provide the structure of the external frame. The brickwork will be confined to the upper parts of the north and west elevations only and set back behind the stone frame. Two walls are being retained (the north and west) but rebuilt using the existing red London stock. The new brickwork will be distinctive when set against the existing stock and a grey buff is proposed.
- B). The window frames will be in brass, presenting an interesting texture and colour as well as a quality material.
- C). This has already been discharged. (P2013/5005).
- D) A detailed drawing of the roof plan and section has been submitted. The lift overrun is set towards the centre of the roof and is 2.4 metres high and is set back 8.2 metres from the front parapet.

The D&C officer (AR) was shown the materials, in particular the stone, and considered it acceptable.

Therefore parts a), b), and d), of Condition 3 can be discharged.

3. Condition 14 is:

WINDOWS OBSCURED AND FIXED SHUT (COMPLIANCE) : Details of the obscure glazing system and ventilation to all bedroom windows shown on the plans 206 - 503H, 206 - 504H and 206 - 505H, regarding residential units 1, 2, 3, 4, 5 and 6 and facing into the mutual south west facing lightwell shall be submitted to, approved in writing by the Local Planning Authority and provided as such prior to the first occupation of the development. The development shall be carried out strictly in accordance with the details so approved and maintained as such thereafter.

REASON: To prevent the undue overlooking of neighbouring habitable room windows in accordance with policies: D3, H3 and H7 of the Islington Unitary Development Plan 2002.

The obscure glazing system will ensure that all bedrooms will have adequate privacy in accordance with policy. Air internally will be exchange through a venting system which is better than a trickle vent system but does not allow views out. The condition can be discharged.

4. Condition 15 is:

CONDITION: Full particulars and details of a scheme for sound insulation between the proposed gym/spa and offices and residential use of the building shall be submitted to and approved in writing by the Local Planning Authority prior to superstructure works commencing on site.

The sound insulation and noise control measures shall be carried out strictly in accordance with the details so approved, shall be implemented prior to the first occupation of the development hereby approved, shall be maintained as such thereafter and no change therefrom shall take place without the prior written consent of the Local Planning Authority."

REASON: To secure an appropriate internal residential environment in accordance with, policy 7.15 of the London Plan 2011, policies: D3; Env17 and H3 of the Islington Unitary Development Plan 2002 and policy CS12F of the Islington Core Strategy 2011 and emerging policy DM15 of the Development Management Policies (Submission) 2012.

As the office space is below the residential area, the condition refers to airborne sound transfer from office to residential above, not impact as its unlikely that office workers will be hitting the ceilings. In this respect the design has been coordinated between the architect and the acoustic engineer RBA to meet building regulations. The Council Building Control Officer has checked the supplied data. The performance of 50dB is better than the minimum standard of 45dB required by Building Regulations. The Building Control Body responsible for approving the works will ask for sound testing and detailed drawings to verify this. The condition can be discharged. With the gym/spa no longer proposed there isn't the need for such a high standard of sound insulation with the office use. The separating structure is predicted to be 5dB above the Approved Document E and the Pollution Team approves the details submitted for Condition 15.

5. It is considered appropriate to discharge the conditions identified above.