




Delegated report – Source of delegation NH232 (Neighbourhoods and Housing) for applications and decisions that are non-committee items

<b>Address:</b> 128-130 Curtain Road, London EC2A 3AQ			
		<b>Planning application ref:</b> 2019/2626 <b>Listed building application ref:</b> 2019/2645	
<b>Case Officer:</b> Raymond Okot		<b>Ward:</b> Haggerston (W)	
<i>Locally/Listed Building:</i> <b>Grade II</b>		<b>Conservation Area:</b> South Shoreditch	
<b>Consultation Check:</b>		<b>Officer Initial</b>	
<b>Yes</b>		<b>RO</b>	
<b>UDP Allocation:</b> Defined Employment Area, South Shoreditch Special Policy Area			
<b>Proposal:</b> Alterations to existing restaurant basement and ground floor to provide enhanced headroom and floorspace; new stair and new window formed on Rivington Street return.			
<b>Photos of Site &amp; Surroundings:</b>			
			
<b>Site Description:</b> The application site is an A3 restaurant / café located at ground floor and basement level within a Grade II listed, four storey, end terrace building. The upper floors of the building provide office accommodation. The surrounding area comprises a mix of commercial and			

residential properties. The site is located within both the South Shoreditch Special Policy Area and the South Shoreditch Conservation Area.

**Development Constraints North:**  
Commercial and residential

**Development Constraints East:**  
Commercial and residential

**Development Constraints South:**  
Rivington Street, then commercial

**Development Constraints West:**  
Curtain Road, then commercial and residential

**Relevant Planning History:**

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Application Number: **2010/0192**

Decision Date: **08/04/2010**

Decision: **Granted**

Development description: Variation of Condition 3 (hours of use) attached to planning permission reference South/71/99/FP in order to allow extension of opening hours from 1100 hours - 0000 hours to 0800 hours - 0000 hours.

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Application Number: **2005/2316**

Decision Date: **23/03/2006**

Decision: **Approved**

Description: Alterations to ground floor elevation fronting Rivington Street by insertion of new shop window.

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Application Number: **2006/0318**

Decision Date: **23/03/2006**

Decision: **Approved**

Description: Listed building consent for the reinstatement of a shop window fronting Rivington street.

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Application Number: **2006/2142**

Decision Date: **20/09/2006**

Decision: **Refused**

Description: Removal of condition 3 (hours of opening) of planning permission South/71/99/FP dated 25 March 1999.

Application Number: **SOUTH/154/97/FP**

Decision Date: **28/11/1997**

Decision: **Approved**

Description: Use of ground floor/basement for a1/a2 or a3 and conversion of upper floors to 2 flats

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Application Number: **SOUTH/304/97/LB**

Decision Date: **04/12/1997**

Decision: **Approved**

Description: Change of use of ground and basement to a1/a2/or a3 and of upper floors to 2 flats

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Application Number: **SOUTH/576/97/FP**

Decision Date: **04/12/1997**

Decision: **Approved**

Description: Alterations including installation of new shopfronts and new windows.

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Application Number: **SOUTH/521/98/FP**

Decision Date: **10/09/1998**

Decision: **Approved**

Description: Extension of existing internal staircase and single storey enclosure to provide a means of escape at 3rd floor level

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Application Number: **SOUTH/522/98/LB**

Decision Date: **16/09/1998**

Decision Status: **Approved**

Description: Extension of existing internal staircase and single storey enclosure to provide a means of escape at 3rd floor level

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Application Number: **SOUTH/71/99/FP**

Decision Date: **25/03/1999**

Decision: **Approved**

Description: Change of use of the ground floor from class b1 (business) to class a3 (food and drink) with external alterations.

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Application Number: **SOUTH/76/99/LB**

Decision Date: **01/06/1999**

Decision: **Approved**

Description: Internal and external works associated with change of use of the ground floor to a restaurant.

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Application Number: **SOUTH/212/99/FP**

Decision Date: **17/05/1999**

Decision: **Approved**

Description: Change of use of ground floor and basement from use class b1 (business) to class a1 (shop) and provision of a door

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Application Number: **SOUTH/213/99/LB**

Decision Date: **17/05/1999**

Decision: **Approved**

Description: Internal alterations involved with change of use from b1 to a shop together with the provision of a door

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Application Number: **SOUTH/410/99/FP**

Decision Date: **27/09/1999**

Decision: **Approved**

Description: Change of use of ground floor to a1 & b1 use new doors to street, 3rd floor additions to contain 2 live/work units/new roofline

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Application Number: **SOUTH/413/99/LB**

Decision Date: **27/09/1999**

Decision: **Approved**

Description: New roofline & third floor addition, new doors to street, window treatment.

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Application Number: **SOUTH/845/99/FP**

Decision Date: **07/04/2000**

Decision: **Approved**

Description: Change of use of part of ground floor to a commercial unit for a1 a2 a3 or b1 use with new access from Rivington Street.

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Application Number: **SOUTH/231/00/LB**

Decision Date: **01/06/2000**

Decision: **Approved**

Description: External & internal alts. for new kitchen, bar area, w/c retail space & raised sign + Rivington Street facade extension

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Application Number: **SOUTH/554/00/FP**

Decision Date: **11/01/2001**

Decision: **Approved**

Description: Erection of 2 storey extension to rear at 2nd & 3rd floor level to provide 1 live/work unit + roof terrace & other alts.

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Application Number: **SOUTH/557/00/LB**

Decision Date: **08/02/2001**

Decision: **Approved**

Description: Erection of 2 storey extension to rear at 2nd & 3rd floor level to provide 1 live/work unit + roof terrace & other alts.

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#### **Neighbour Consultations/Responses:**

80 consultation letters sent to the occupiers of the neighbouring properties, press and site notices – no response received

#### **Consultations (Internal):**

##### Conservation and Urban Design – No objection

The proposed development is subject to the following conservation comments:

- The insertion of a suitably designed timber window into the south elevation onto Rivington Street is welcomed in principle (and has been previously approved albeit some years ago under 2005/2316), subject to detail. The proposed window has been revised and is now acceptable.
- The intention of the scheme is to improve the head height and usability of the basement. Substantial revisions have been made. No underpinning is now proposed. The extension of the basement beneath 63 and 65 Rivington Street is not now proposed. The depth of excavation has been reduced and underpinning of the walls replaced by an ingenious scheme for a concrete ring beam around the perimeter of the basement,

forming bench seating.

- The basement area is currently a commercial kitchen and preparation area. It has a low ceiling which is a genuine problem, since door lintels are too low. The space has poor flow, caused by the existing solid area in the middle and there are substantial changes in level. There is a reasonable case to be made for some improvement, if this can be done without causing harm.
- The extent of harm in relation to the basement proposals is now limited, since the existing floor slab is modern. There is some harm in that the low basement ceiling reflects the lower status of the area and the proposals therefore have an impact on the hierarchies of space within the building as a late 18th and early 19th century house. However, in this case, this impact is considered to be limited and no more than is required to make the basement a more useful space.
- A slightly unresolved issue is the nature and significance of the mass of masonry in the middle of the basement. This may, in part, consist of the remains of chimney stacks and fireplaces, although parts are modern and there are certainly modern additions, as shown by the references in the submitted Heritage Statement to the 1985 planning drawings. It is suggested that this be resolved by a bespoke condition (draft below) which would allow variations to the scheme once an inspection had taken place in the light of new information following strip out. The condition is intended to allow variations in both basement floor plan and structural information without the need for a new Listed Building Consent.

**Consultations (External):**

South Shoreditch CAAC – No comments received

Historic England – Application should be determined in accordance with national and local policy guidance and views of Conservation Officer sought.

**Policy:**

<b>Development Plan</b>	<b>London Plan:</b>	7.4 – Local Character 7.6 – Architecture 7.8 – Heritage Asset and Archaeology
	<b>Core Strategy:</b>	24 – Design 25 – Historic Environment
	<b>Development Management Local Plan:</b>	DM1 – High Quality Design DM2 – Design and Amenity DM28 – Managing Historic Environment
	<b>SPD/SPG:</b>	South Shoreditch SPD
<b>National Guidance</b>	<b>Planning Policy Guidance/Statement:</b>	National Planning Policy Framework

**Assessment and Reasons:**

The application seeks planning and listed building consent for the alterations to existing restaurant basement and ground floor to provide enhanced headroom and floorspace; new stair and new

window formed on Rivington Street return.

The proposal has been amended during the course of the application in accordance with the Council's Senior Listed Building and Conservation Officer.

### **Principle of the Proposal**

The principle of works of improvement to Listed Buildings can be acceptable, provided the special architectural or historic significance of the building is safeguarded.

### **Design, Conservation and Impact on the grade II listed building**

Policy 24 of the LDF Core Strategy states that the Council should adopt a rigorous design and impact approach assessing the heights and bulk of buildings in relation to existing surroundings and views as well as ensuring developments identify with and respect the architectural, historic quality and character of the surrounding environment.

The proposed alterations of the statutory grade II listed building would not involve any extension to the existing main building. The works that would be carried out are mainly internal alterations and the installation of a window on Rivington Street return would lead to an improvement in the appearance and character of the historic building without having a significant impact on the special interest of the listed building. The proposed works would reflect the architectural conventions of the original building and would not significantly depart from the design character and appearance of the terrace.

Overall, the proposed alterations to existing restaurant basement and ground floor including installation of new stair and new window is considered not to significantly remove the fabrics and architectural design features of the grade II listed building and would preserve its special interest. As such, the proposal would preserve the character and appearance of the Conservation Area and considered acceptable in design terms.

### **Amenity impact**

The proposal by reason of its design, scale and position would appear to have no unacceptable detrimental impact on the amenity of the occupiers of the neighbouring properties in terms of loss of light, loss of privacy or sense of enclosure.

### **Reason for Decision**

The proposal by virtue of its design, scale and location and with minimum impact on the amenity of the occupiers of the neighbouring properties is considered to preserve the character of the conservation area and would preserve the special interest of the grade II listed building and other buildings in the terrace. As such, the proposal complies with LDF core policies 24 (Design) and 25 (Historic Environment), Development Management Local Plan policies DM1 (High Quality Design) and DM2 (Development and Amenity), DM28 (Managing Heritage Assets), Hackney Residential Extensions and Alterations SPD and policies 7.4 (Local character), 7.6 (Architecture) and 7.8 (Heritage Assets and Archaeology) of the London Plan 2016.

<b>Recommendation:</b>			<b>APPROVE</b>		
	<b>NAME/SIGNATURE</b>		<b>DATE</b>		
<b>PLANNING OFFICER</b>	<b>Raymond Okot</b>		<b>21/02/20</b>		
<b>TEAM LEADER</b>	<b>Gareth Barnett</b>		<b>21/02/20</b>		