



Appendices

- A. Site photographs
- B. Officer pre-application response ref: 2023/5465/PRE, dated 28 March 2024
- C. Historic plans ref: 2008/2391/P, approved 3 October 2008

A. Site photographs



Fig 1. View north: Site frontage showing the location of the proposed new door (left shutter) and two existing parking bays proposed for removal.



Fig 2. Proposed location of reinstated door.



Fig 3. Detail of existing roller shutter with former door opening visible. Evidence of anti-social behaviour, with human waste and toilet tissues present.



Fig 4. View south: Showing two parking bays proposed for removal.



B Officer pre-application response ref: 2023/5465/PRE, dated 28 March 2024

Subject: RE: Pre-application request at 19-20 Hatton Place ref. 2023/5465/PRE
Date: Thursday, 28 March 2024 at 16:45:30 Greenwich Mean Time
From: Edward Hodgson
To: Thomas Darwall-Smith
Attachments: image014.png, image015.png, image016.png, image017.png, image018.jpg, image001.png, image003.png, image005.png, image006.jpg

Dear Thomas,

Thank you for your pre-application enquiry at 19-20 Hatton Place, for the reinstatement of entrance door at ground floor, alterations to windows and doors at all levels on front elevation and removal of 2no. on-street car parking spaces.

This has been discussed with colleagues in transport and parking teams.

The controlled parking zones that the two existing bays fall into was made in November 1993 and the bays have been in situ since. There appears to be no documentation relating to the consultation or decision-making process available online. The Parking Operations view on removing the two bays is that we would be supportive of the removal of the bays if that were required. The only observation is that if and when such a proposal is put to consultation then you will likely see push back from other residents and councillors alike. The land use would remain the same and the proposed occupiers would help to protect the jewellery industry in the Hatton Garden area, and it is understood that they are currently located nearby although the current premises are no longer suitable. The removal of the car parking bays would likely need consent from the Council's Highways team and you are encouraged to contact them directly for further information on this.

In terms of design, further detail would be required with regards to the door and windows. The principle of the reinstatement of the door is supported. However, the door would need to be designed in a sympathetic way to the host building. The building and street have a strong industrial character, which should be reflected in any proposal. The existing windows have an industrial appearance with a finer glazing pattern, and it is encouraged that this glazing pattern is retained. The new doors appear too simplistic in design compared to the existing arrangement. There is concern that the proposal would detract from the warehouse and industrial feel of the building by being overly simplistic in design.

Although the application site is within the Hatton Garden Conservation Area, there is no official advisory committee and therefore there are no identifiable stakeholders that you could engage with other than neighbouring occupiers.

Any application should be submitted with the correct form and certificate, appropriate fee, site location plan, existing and proposed drawings, design and access statement and transport statement. Please see our website for further information: [Supporting information for planning applications - Camden Council](#)

Please note that the information contained in this email represents an officer's opinion and is without prejudice to further consideration of this matter by the Development Management Section or to the Council's formal decision.

Edward Hodgson
Senior Planning Officer



From: Thomas Darwall-Smith <tom@keystoneplanning.co.uk>
Sent: Friday, March 22, 2024 11:19 AM
To: Edward Hodgson <Edward.Hodgson@camden.gov.uk>
Subject: Re: Pre-application request at 19-20 Hatton Place ref. 2023/5465/PRE

[EXTERNAL EMAIL] Beware – This email originated outside Camden Council and may be malicious. Please take extra care with any links, attachments, requests to take action or for you to verify your password etc.

Thank you Edward

Tom

Thomas Darwall-Smith MA MRTPI
Managing Director
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www.keystoneplanning.co.uk

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Keystone Planning Limited registered in England and Wales under company number 10782162 and whose registered office is at International House, 36-38 Cornhill, London EC3V 3NG

From: Edward Hodgson <Edward.Hodgson@camden.gov.uk>
Date: Friday, 22 March 2024 at 10:51
To: Thomas Darwall-Smith <tom@keystoneplanning.co.uk>
Subject: RE: Pre-application request at 19-20 Hatton Place ref. 2023/5465/PRE

Thanks Tom,

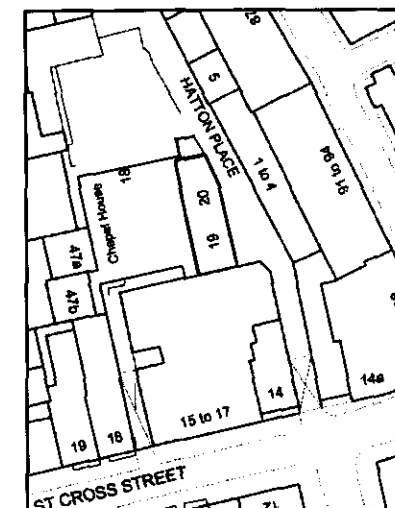
I'll speak to colleagues and see what they come back with.



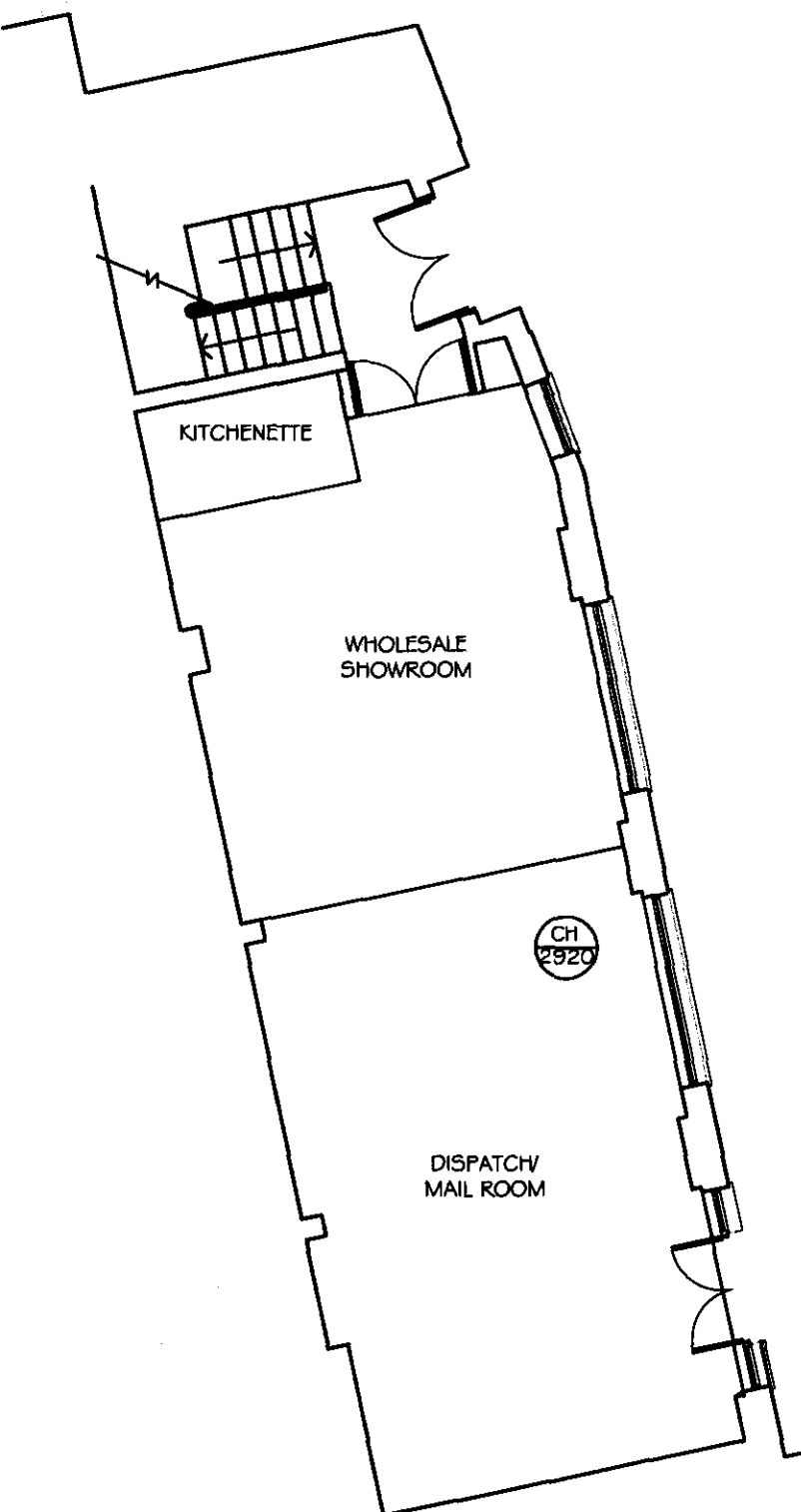
- C. Historic plans ref: 2008/2391/P, approved 3 October 2008

NOTES

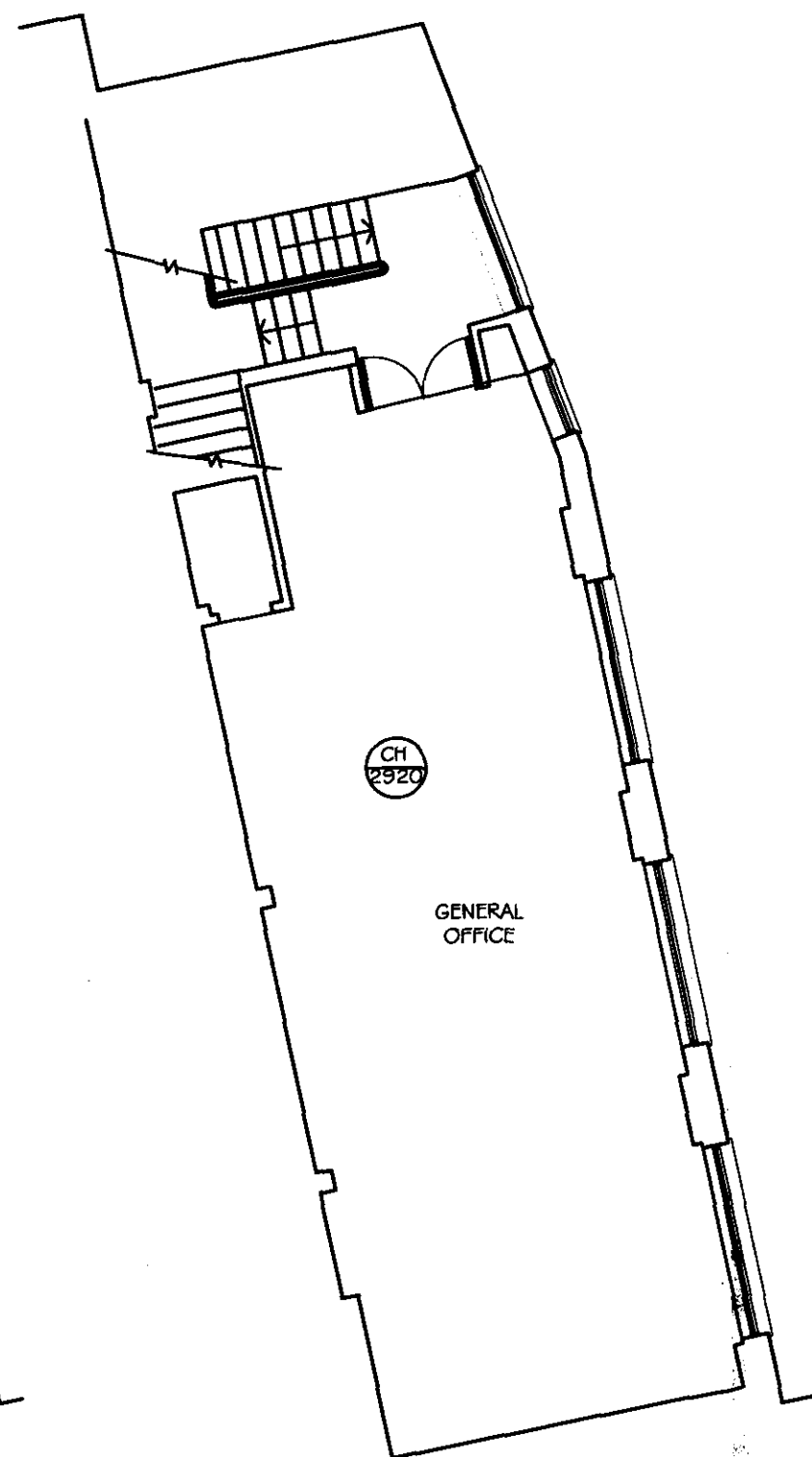
This drawing is to be read in conjunction with the specification and all relevant drawings.
All dimensions to be checked on site prior to commencement of any works.
Refer any discrepancies to the surveyor.
Do not scale this drawing.



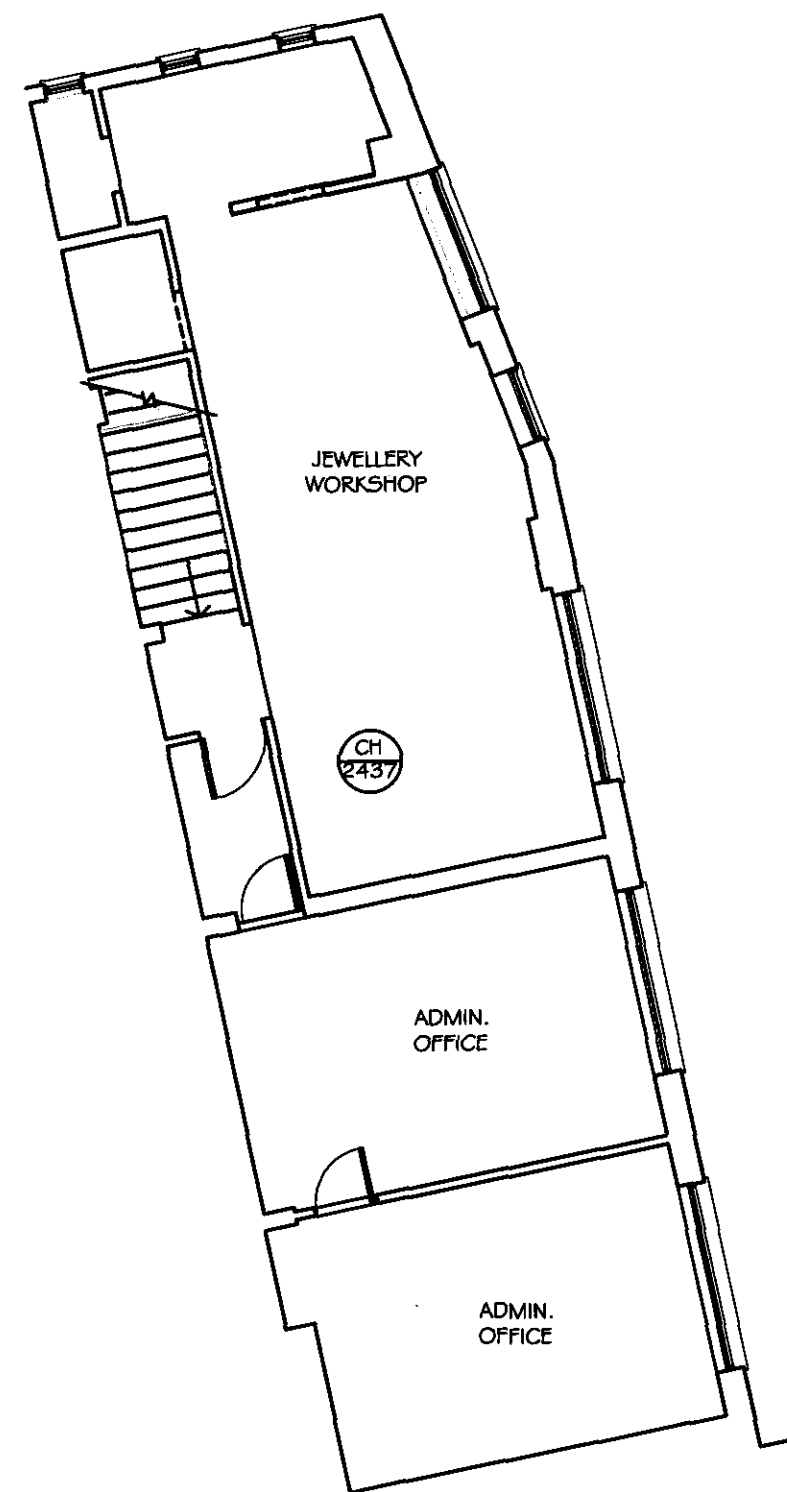
Site Location Plan
SCALE 1:1250



Ground Floor
SCALE 1:100



1st Floor
SCALE 1:100



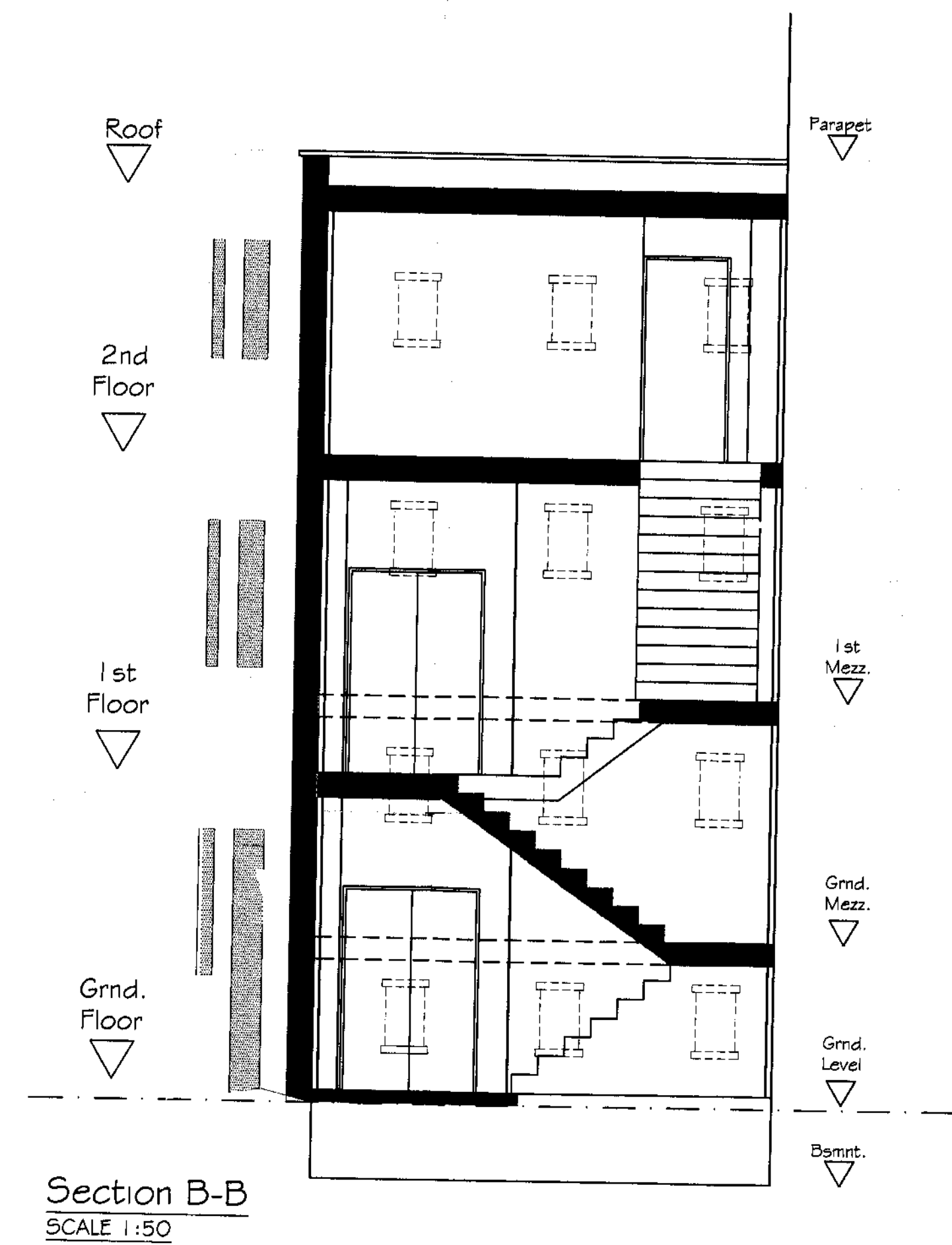
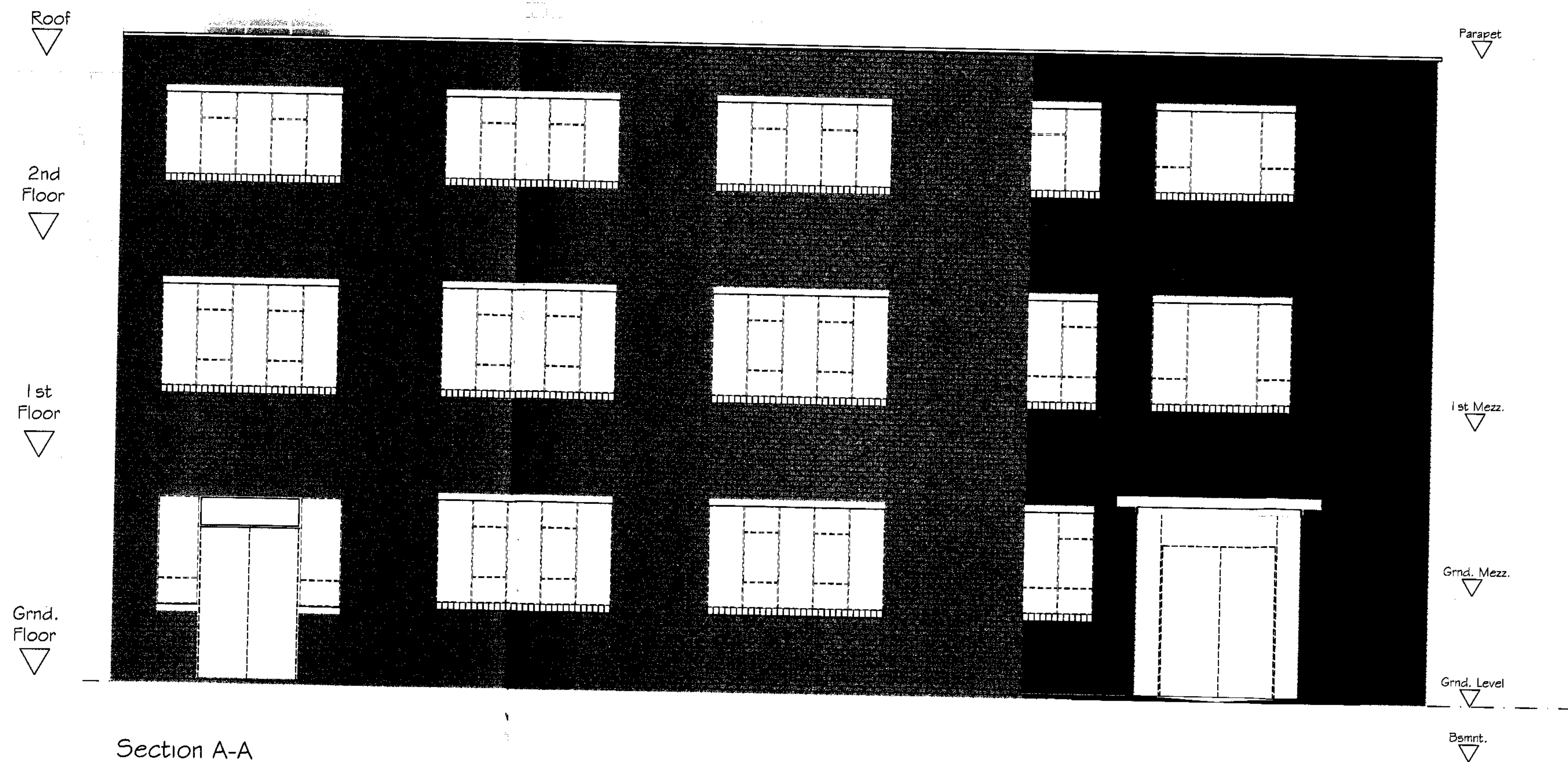
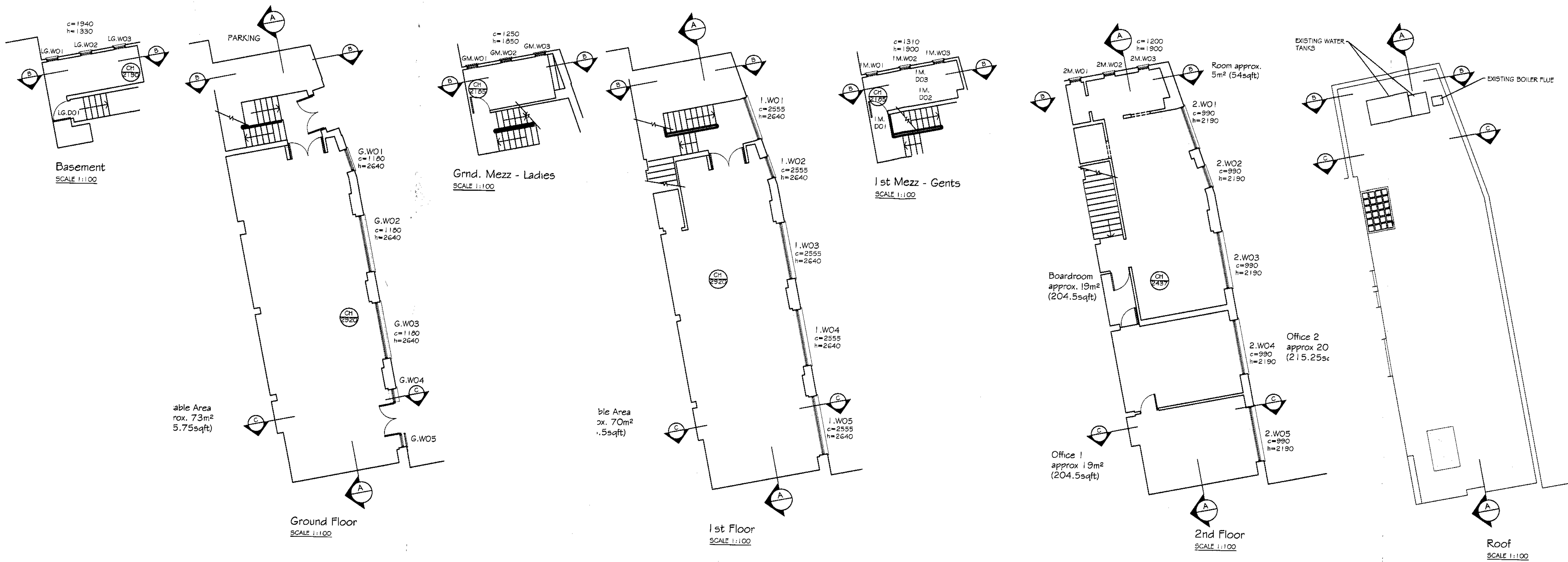
2nd Floor
SCALE 1:100

Client: Equity Trust Fund
Cluttons LLP,
Project and Building Consultancy
28/28 Albion Place
Maidstone, Kent ME14 5DZ
Tel: 01622 756 000 Fax: 01622 695536

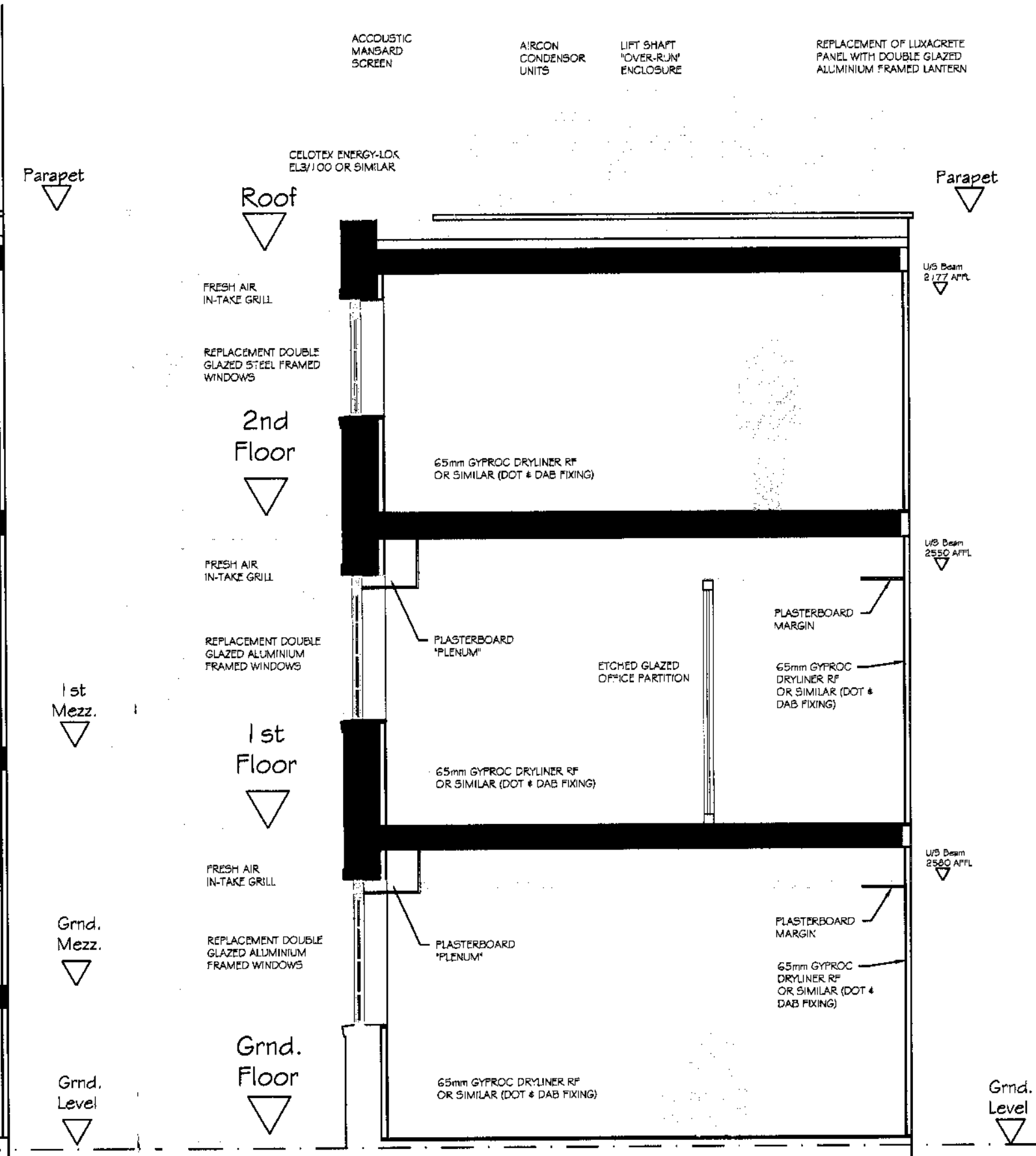
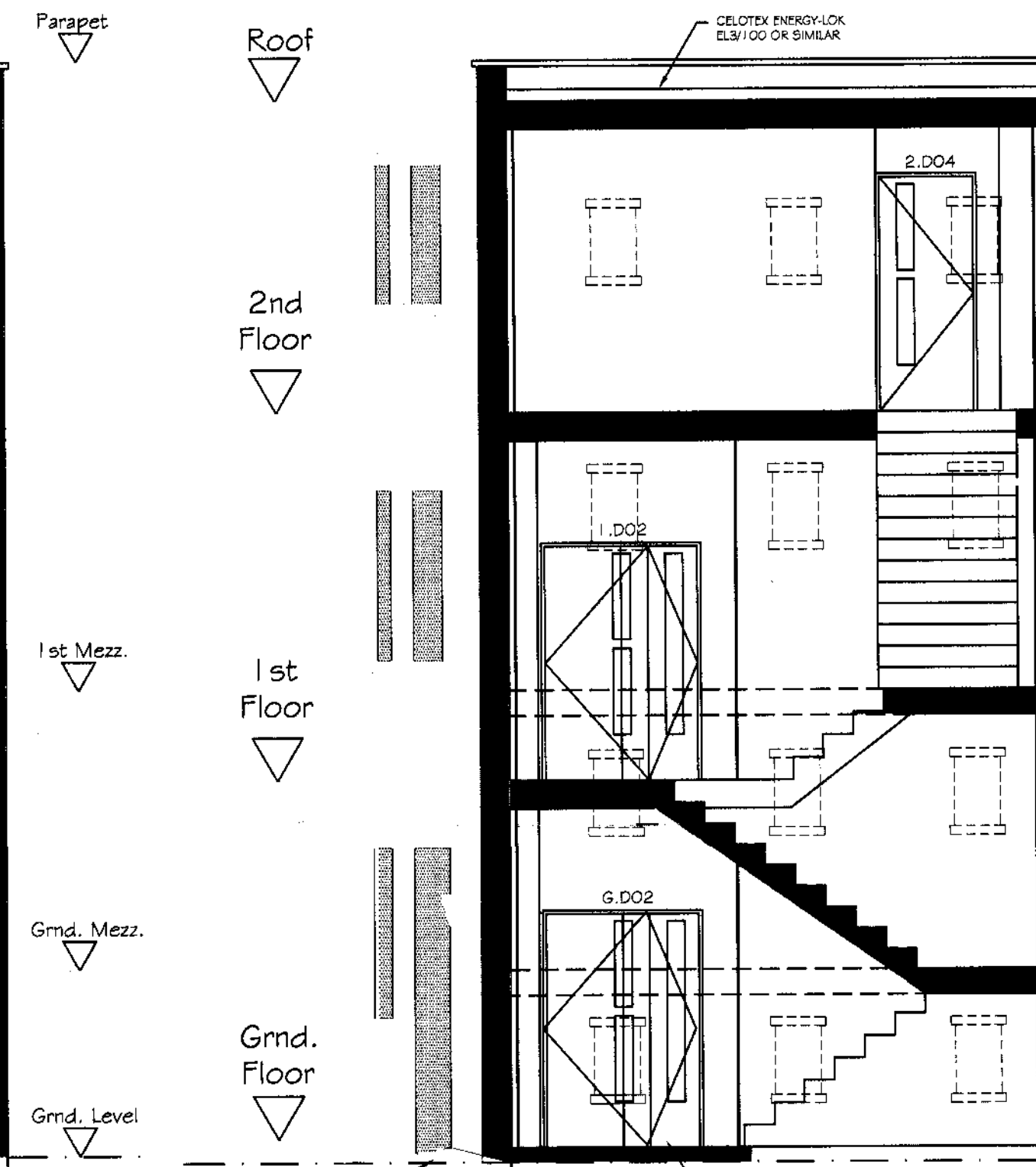
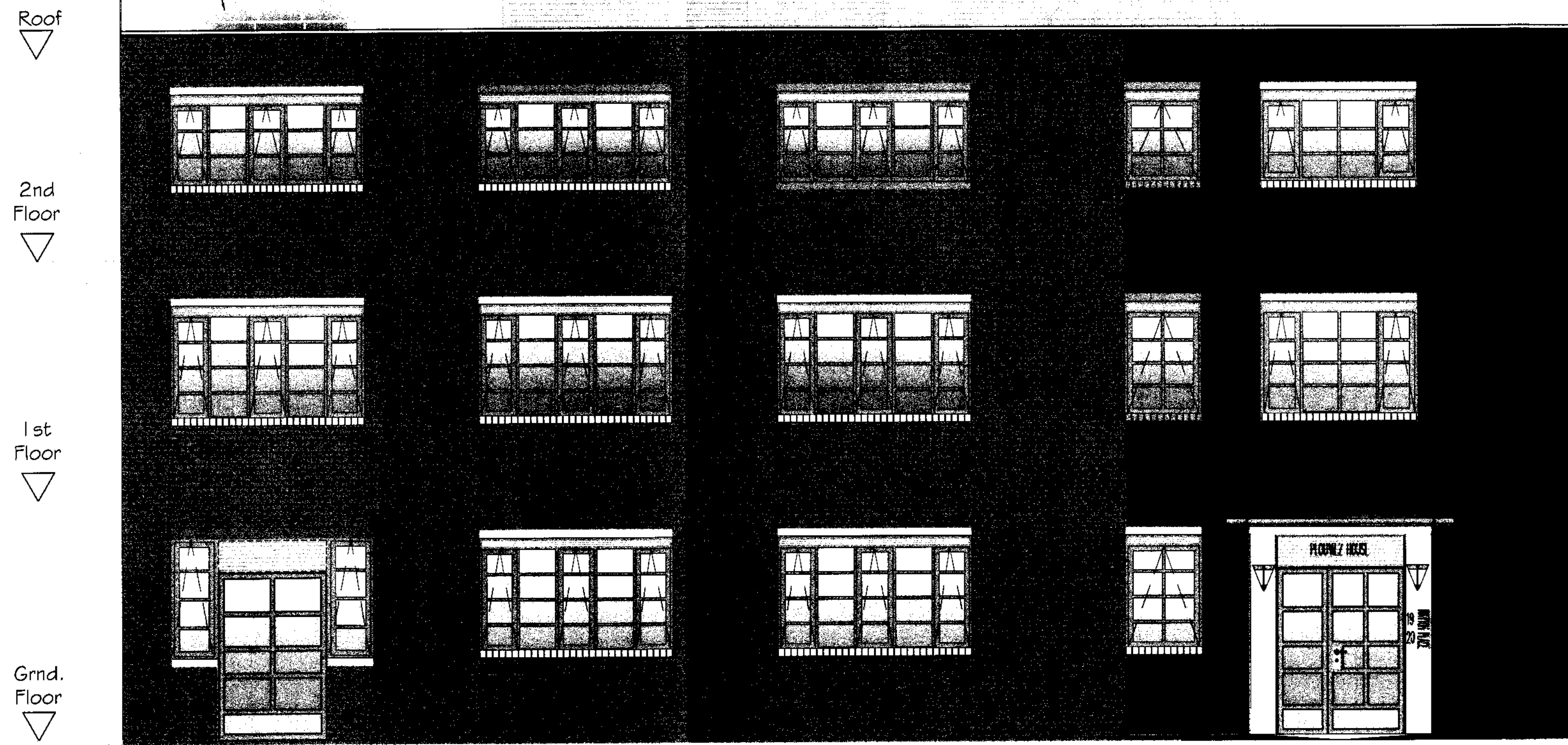
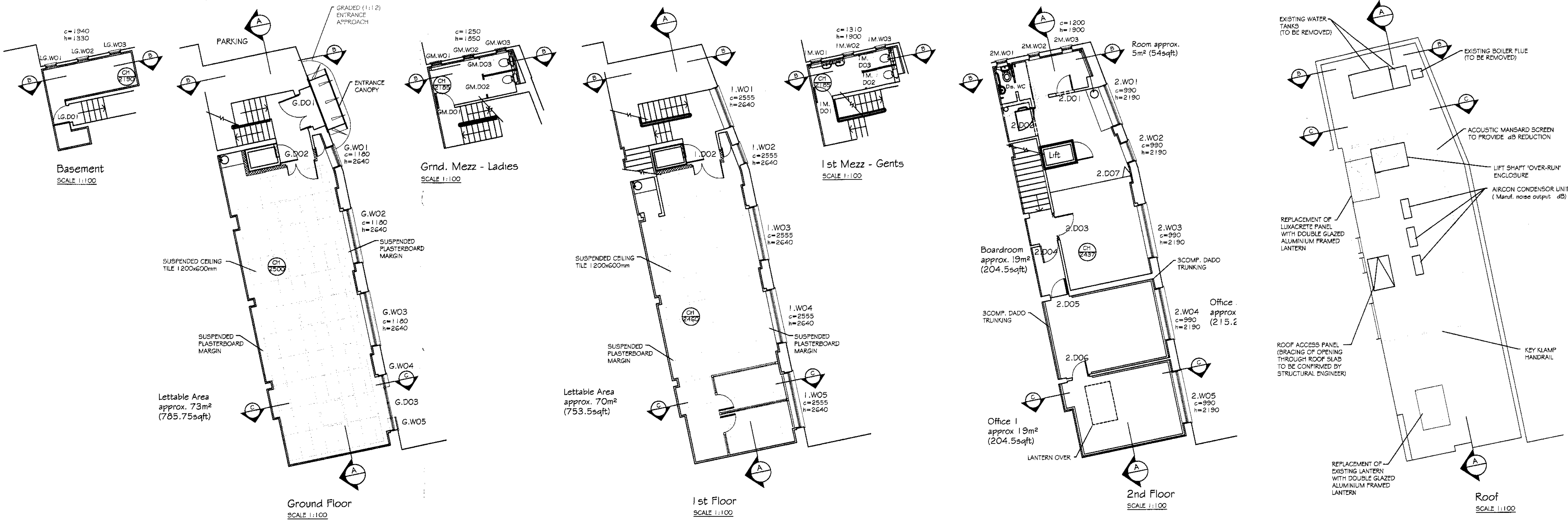
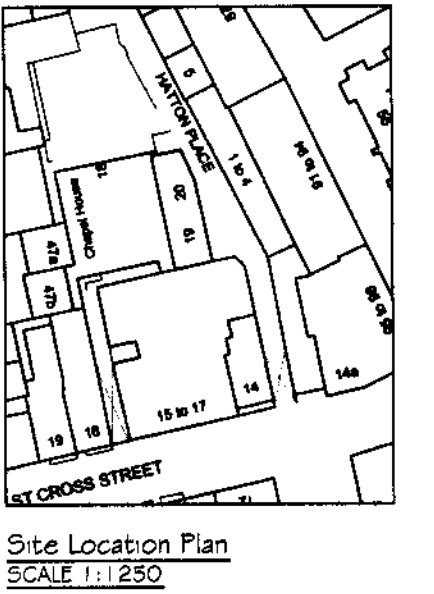
Title: Existing Plans & Elevations
Area of Previous uses
Checked by: NPC
Drawn by: IMF
Scale: 1:100

Drawing No: 8519/E/02
Date: Dec '07
Drawing Status: PLANNING

Redevelopment of 19 - 20 Hatton Place, London EC1



NOTES
This drawing is to be read in conjunction with the specification and all relevant drawings.
All dimensions to be checked on site prior to commencement of any works.
Refer any discrepancies to the surveyor.
Do not scale the drawing.



Section A-A
SCALE 1:50

Section B-B
SCALE 1:50

Section C-C
SCALE 1:50

Equity Trust Fund		Proposed Plans & Elevations		Drawing No. 8519/P/01	
Client LEP	Project and Building Consultancy	Drawn by	Checked by	Scale	Project Status
CLUTTONS	2028 Abdon Place Middesbury, Hartlepool, Co. Durham Tel: 01832 796 500 Fax: 01832 696538	NPC	IMF	1:50 / 1:100	PLANNING
Services Amended		Section B-B Amended		Section C-C Added	
Rev		Date		By	
B 18.01.08		A 06.11.07			