

ROLFE JUDD
/ PLANNING

/ 63-66 Hatton Garden

PLANNING STATEMENT

11th December 2024

/ 63-66 Hatton Garden

63-66 Hatton Garden, London, EC1N 8LE

P09120
11th December 2024

On behalf of Hatton Garden Properties Ltd

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01. INTRODUCTION

01.1 SUMMARY

- 01.1.1 The existing building is 8 storeys plus basement mixed use commercial building, with offices and jewellery shops on the ground floor and offices above. Across the upper floors the building has an attractive blue tiled banded façade on Hatton Garden which needs cleaning and repair.
- 01.1.2 The rear of the site is used as a public car park (with some private parking) – an underpass to the north of the main façade on Hatton Garden provides access for vehicles.
- 01.1.3 The Applicant wishes to modernise and improve the building so that it is fit for a modern office occupier. Parts of the existing façade appear tired, with old metal sash windows across the upper floors that detract from the street scene. Similarly, the existing shopfronts at ground floor level are dated and need refurbishment and upgrading; the existing marble-style red cladding is a detracting feature and is proposed to be replaced.

01.2 PLANNING STATEMENT

The purpose of this statement is to examine the planning issues raised by the current development proposals for the application site.

- 01.2.1 The statement also provides a comprehensive analysis of the relevant planning policy framework at national, strategic and local levels. As such, our planning statement is structured as follows:

- Section 1: Introduction
- Section 2: The Application Site and Surrounding Area – sets the context the current proposal and provides a detailed description of the application site and its previous uses;
- Section 3: Pre-Application Discussions – describes discussions that have taken place prior to application;
- Section 4: The Proposal – describes the proposed development;
- Section 5: Policy Context – summarises the planning policy relevant to this proposal at national, strategic and local levels;
- Section 6: Planning Considerations – reviews the proposal in terms of the relevant policy context and other material considerations; and
- Section 7: Conclusion

01.3 SUPPORTING APPLICATION DOCUMENTS

- 01.3.1 This planning statement should be read in conjunction with the following additional documents, which accompany the application:

/ Design & Access Statement – prepared by EMRYS Architects;

- / Existing and Proposed Drawings – prepared by EMRYS Architects;
- / Energy/Cooling Note – prepared by Milieu;
- / Acoustic Assessment – prepared by Auricl.

02. THE APPLICATION SITE AND SURROUNDING AREA

02.1 SITE DESCRIPTION & LOCATION

02.1.1 The existing building is 20th century, 8 storeys plus basement mixed use commercial building, on the west side of Hatton Garden. The building comprises offices and jewellery shops on the ground floor with a range of office tenants above. Across the upper floors the building has an attractive blue tiled banded façade on Hatton Garden which needs cleaning and repair. The rear of the site comprises a large area of off-street car parking.

02.2 SURROUNDING AREA

02.2.1 The site is within Hatton Garden which is renowned as a centre for jewellery and diamond trade in the UK. Hatton Garden as a whole is home to over 300 jewellery businesses including fine jewellery stores, craftsmen and gemmologists. The wider area is intrinsically commercial, with small pockets of residential buildings.

02.2.2 The rear of the site itself has a large area of space used for car parking. To the north and south along Hatton Garden are further commercial buildings with shops and retail units at ground floor level. Further to the west is a large 12 storeys residential tower (Langdon House).



FIGURE 1: APPROXIMATE SITE AREA OUTLINED IN RED

02.2.3 The site has the following planning designations within the Local Plan:

- / Hatton Garden Conservation Area;
- / Hatton Garden Local Centre;

- / Hatton Garden CLF;
- / Central London CLA Primary Frontage;
- / Protected Views (3A.1 Kenwood viewing gazebo to St Paul's Cathedral and 2A.1 Parliament Hill summit to St Paul's Cathedral);
- / Archaeological Priority Area 2 (London Suburbs).

02.2.4 Whilst the building is within the Hatton Garden Conservation Area, it is recognised in the Conservation Area Appraisal (CAA) as being within the most modern category of buildings (post war 1930-2014) and thus having the least historical merit. The building is not recognised as making either a positive or negative contribution to the Conservation Area.



FIGURE 2: CONSERVATION AREA AUDIT – HISTORICAL BUILDINGS

02.3 RELEVANT PLANNING HISTORY

02.3.1 The site has a varied planning history, so the table below sets out the most relevant to these proposals, concerning external alterations and use.

LPA Reference	Description of Development	Decision/Date
19958	<i>Formation of a new access from Hatton Garden to the existing car-park at Nos. 63-66 Hatton Garden and 52-70 Leather Lane, Holborn.</i>	Granted 15th January 1959
19763	<i>The redevelopment of the site Nos. 63-66 Hatton Garden and 52-70 Leather Lane, Holborn, by the erection of buildings comprising basement and lower ground floor car park, and a flatted factory of basement, ground</i>	Granted 8th December 1959

	<i>and 7 floors over next Hatton Garden for use for miscellaneous light industries generally as shown on drawings submitted.</i>	
11298/12608	<i>The retention and completion of the ground floor of Nos. 63-66 Hatton Garden, Holborn,</i>	Granted 3rd September 1962
294/18738	<i>The installation of a new shopfront at 63-66 Hatton Garden.</i>	Granted 27th November 1962
11298/19099	<i>The use of the rear of part of the ground floor of 63-66 Hatton Garden, Holborn, as a Merchant Banking Hall.</i>	Granted 3rd December 1962
11298/25427	<i>The use of the rear part of the first floor at 63-66 Hatton Garden, Holborn, for the purpose of sighting, sorting, weighing and evaluation of diamonds.</i>	Granted 3rd March 1963
25787	<i>Change of use of part of the 6th floor from light industrial to use for stocking, storing, packing and distribution purposes.</i>	Granted 20th December 1977
8400287	<i>Established Use Certificate in respect of the use as offices ancillary to a merchant banking hall already permitted on the ground floor. *(Site plan submitted).</i>	Granted 13th February 1984
8500487	<i>Use of the basement (rear) as vaults and testing packing and despatch of precious metals and ground floor (rear) as offices.</i>	Granted 21st March 1985
8800524	<i>Alterations to include re-cladding the Hatton Garden elevation and forming a new main entrance to the existing building (as shown on drawings numbered 1L 2M 3A 40 41 42 & 1 unnumbered photograph).</i>	Granted 7th November 1988
9000566	<i>The installation of new shopfronts and gates to the car park as shown on drawing number 1774/40 41B and 282B.</i>	Granted 10th December 1990
9101000	<i>The installation of new granite cladding to the east elevation to Hatton Garden from the first to sixth floors to match the existing cladding at ground floor level as shown on drawings nos. 1774/40 501A 272 and one un-numbered drawing.</i>	Granted 11th September 1991
9200390	<i>The continued use of the building except the ground floor for unrestricted B1 purposes as shown on drawing number P/HG/63/921.</i>	Granted 21st April 1992
2005/0176/P	<i>Installation of telecommunications equipment comprising six panel antennas, three equipment cabinets and associated development on main and upper roof of 8 storey building.</i>	Granted 25th January 2005
2008/1290/P	<i>Erection of a fixed canopy to the front elevation of the ground floor cafe.</i>	Granted 17th July 2008
2014/2208/P	<i>Installation of 3 new telecommunications antennas (1 pole mounted, 2 within replica GRP chimney) & 3 RRU's (remote radio units), replacement of 1 equipment cabinet with 2 cabinets, and ancillary alterations.</i>	Granted 1st April 2014

2021/0382/P	<i>Replacement shopfronts to commercial units and reconfiguration of main entrance to offices.</i>	Granted 22nd March 2021
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02.3.2 Most recently, permission was granted for the replacement of all window units on the ground floor including the shop fronts and main office entrance with a high-performance glazing system. This application also removed the recessed nature of the main entrance, aligning it with the rest of the façade (reference 2021/0382/P). However, this permission was not implemented and has now expired.

03. PRE-APPLICATION DISCUSSIONS

03.1.1 A pre-application meeting was held on site on the 7th October 2024. The written response was then received on the 28th October 2024. In summary:

- / The proposal includes removal of the existing red granite fascia and shopfronts at ground floor level, which does not raise any concern as they are non-original and likely added in the 1980s. The use of anodized bronze shopfronts is considered acceptable and will match the mid-century aesthetic of the host building.
- / Further research should be conducted to explore what the original window details were and whether that could be replicated. If no details are found, the replacement windows along the front elevations should include some form of glazing bar to replicate the existing arrangement. No concerns are raised with replacement of the existing single-glazed windows with single pane double-glazed windows on the other elevations.
- / No concerns are raised regarding the relocation [of the external fire escape], so long as the new stairs are in a suitable material and colour.
- / Options should be explored to install double-glazed windows that include a bottom panel to match the existing design [to the former stair core].
- / The existing roof level structure is proposed to be removed and replaced with a larger structure to include an office amenity area, roof terrace, and plant facilities. No concerns are raised with the replacement roof structure, so long as the materiality is consistent with the host building. Similarly to elsewhere in the proposal, options should be explored to include windows with a raised sill or bottom panel.
- / Provision is a roof terrace to improve office occupier amenity is welcomed. Details on the proposed planting and balustrades/safety railings should be provided with any future application.
- / The increase in bulk due to the extension and plant facilities at roof level, given their setback and relative lack of visibility, will not harm the host building nor have a negative impact on that of the wider Hatton Garden Conservation Area.
- / New plant facilities are proposed at the southern and western portions of the roof level. Given their proximity to nearby residential uses, a noise impact assessment should be submitted with any future application to ensure the noise emitted will not impact and future or neighbouring residential occupier.
- / New plant facilities are proposed at roof level – the exact details of these plant facilities should be included in an Energy Statement, and confirmation whether they would be used for heating or will include air cooling. Note that the use of active cooling will only be permitted where thermal modelling demonstrates a clear need for it after all preferred measures are incorporated in line with the London Plan cooling hierarchy.

03.1.2 The proposals have been amended since pre-application discussion in response to the above feedback and the relevant supporting documents have been prepared and are submitted alongside this planning application. These are detailed further in this statement where relevant:

- / A detailed plan of the roof terrace has been produced with extra wide planters to the roof edge (1100mm deep) and inward facing seating to prevent overlooking;
- / A detailed Noise Impact Assessment has been carried out confirming that subject to simple mitigation measures, there are no unacceptable impacts on the nearby residential uses;
- / Thermal modelling has been undertaken and a cooling hierarchy note has been produced to confirm the need to active cooling within the building;
- / Glazing on the previous stair core façade is to have a bottom panel rather than be fully glazed to reduce the potential for overheating;
- / The front elevation windows now feature a horizontal glazing bar to reflect the historic proportions and presentation of the windows.

04. THE PROPOSAL

- 04.1.1** The proposals include for a modernisation of the office accommodation on the upper floors, alongside a refreshed appearance to the ground floor shop fronts.
- 04.1.2** The shop fronts will be replaced with new anodized bronze fascia, entrances and stall risers, with new high-quality glazing to replace the existing. The northernmost retail unit, which is in Class E use, will be removed to form an improved entrance and reception area for the office floors above. The existing retail unit is isolated between the office entrance and entrance to the car park and is better suited as part of the office building. The proposal will create a more legible use for the space whilst allowing for a more open and welcoming reception area for occupiers. This floorspace could lawfully be used for office purposes and as such only the external alterations would require planning permission.
- 04.1.3** On the upper floors, the main façade on Hatton Garden will be cleaned and repaired to allow a greater appreciation of the tiled mosaic banding. New high performance grey metal windows will replace the existing to provide energy and sustainability enhancements whilst also providing a modernised appearance across the building.
- 04.1.4** The rearmost part of the building is currently used as a historic, oversized internal fire escape. It is proposed to knock through from the rear of the building internally to reclaim this as office floorspace and create a singular open floorplate on each floor. In order to ensure safe egress from the building can be provided in case of emergency, a new external staircase from ground to 8th floor within the car park is proposed. Much of the internal partitioning within the building is also proposed to be removed to create an open floorplate (which does not require planning permission).
- 04.1.5** As recommended at pre-application stage, the glazing on the previous stair core façade is to have a bottom panel rather than be fully glazed to reduce the potential for overheating.
- 04.1.6** A new lower ground floor volume is proposed under the new external staircase to comprise bin and bike stores for the building, in addition to a new external short stay cycle parking area.
- 04.1.7** At 7th floor level, the front façade windows are proposed to be replaced with full height glazing, with a new small lower terraced area with planting provided. Due to the height (7th floor level), this will not be visible from the street but will create an attractive outlook from within the office accommodation and provide some urban greening enhancements. It is not considered a bottom panel is required on this façade as it is east facing and introducing a bottom panel will reduce the attractive outlook to the front terrace.
- 04.1.8** At 8th floor (existing roof) level, the existing roof structure will be adapted and extended to provide fully DDA compliant access to all floors. The front of the building will be converted into a larger roof terrace space for office occupiers to enjoy and to provide additional amenity and greening to the building. Following pre-application feedback, the terrace will be set back on all edges with planters to ensure there is no potential for overlooking.

- 04.1.9** The new areas of massing at roof level will all sit below the existing structure so will not add any height to the building overall thereby having no impact on the strategic viewing corridors. The existing plant at roof level will be consolidated into a new designated area on the roof to replace the existing, ad hoc arrangement.
- 04.1.10** The plant areas to the roof level will be fully enclosed within new screening. The pre-application stage proposed an enclosure screened on three sides – however it is considered to shield views from the residential tower on the upper levels and improve noise mitigation a metallic screened roof is appropriate.
- 04.1.11** Overall, the proposals will provide a fully accessible, attractive office environment for future tenants and will significantly upgrade the existing building which forms an important part of the office stock within Camden – in addition to modernising the existing shopfronts at ground floor level and providing an improved, consistent street frontage within the Conservation Area.
- 04.1.12** Please see the submitted drawings and CGIs from EMRYS Architects for further details.

05. RELEVANT PLANNING POLICIES

05.1 GOVERNMENT GUIDANCE

- 05.1.1** The National Planning Policy Framework (NPPF) as revised in December 2023 provides an overarching framework for the implementation of the Planning Act (2008) as amended across England and provides guidance on how the Government’s planning policy should be applied.

05.2 THE LONDON PLAN

- 05.2.1** The London Plan (as revised in March 2021) provides an overall Spatial Development Strategy (SDS) for the city. The GLA requires all boroughs to present Local Plans that are generally in accordance with the aspirations of the London Plan policies – however where locally-specific circumstances and evidence suggests this would better achieve the objectives of the London Plan and where such an approach can be considered to be in general conformity with the London Plan, local policies typically carry more weight in decision making.

05.3 CAMDEN LOCAL PLAN (2017)

- 05.3.1** The Camden Local Plan (CLP) was adopted July 2017 and replaced the previous Core Strategy and Camden Development Policies document. The CLP forms the basis for planning decisions in Camden.
- 05.3.2** Camden are in the process of preparing an emerging Local Plan, for which the Regulation 18 consultation ran from 17th January 2024 until 13th March 2024. Limited weight is given to the new policies given how early the eLP is through the plan-making process. However, some reference is made where relevant in the following section.
- 05.3.3** Alongside these documents are also several pieces of guidance which are referenced where relevant later in this letter. Those most relevant policies are discussed under each topic in the next section of this statement.

06. PLANNING CONSIDERATIONS

06.1 PRINCIPLE OF DEVELOPMENT

- 06.1.1** Policy E1 notes the Council will secure a successful and inclusive economy in Camden by creating the conditions for economic growth. This will include maintaining a stock of premises that are suitable for a variety of business activities.
- 06.1.2** Policy TC2 states that primary frontages (such as the site) will be protected as locations with a high proportion of shops (A1) to maintain the retail function of the centre. The site is part of a Primary Frontage – the proposals would seek to remove a retail shopfront to replace this with office reception space. This change of use does not require planning permission (Class E to Class E) and there are several other shops and retail units within the frontage. As such there will be no material impact on the retail function of the frontage.
- 06.1.3** The proposals will enhance the existing office building by making it suitable for modern occupation. This will include improved open floorplates, greater accessibility, terraced amenity spaces and an enhanced appearance with new windows, and new servicing.
- 06.1.4** The terraced spaces will allow for roof top amenity spaces for occupiers which are essential in the office market following the Covid-19 pandemic. It should be noted that the office building on the opposite side of Hatton Garden has a successful roof terrace/outdoor space at a similar height.
- 06.1.5** The proposals will only provide for a moderate increase in floorspace from existing (4,601 sqm GIA) to 4,803sqm – an increase of circa 177 sqm due to the lounge and stair at 8th floor level and small extensions at ground/lower ground to facilitate the new external stair and a bike/bin store.
- 06.1.6** The northernmost shopfront, which is in Class E use, will be removed to form an improved entrance and reception area for the office floors above. The existing retail unit is isolated between the office entrance and entrance to the car park and is better suited as part of the office building. The proposal will create a more legible use for the space whilst allowing for a more open and welcoming reception area for occupiers. For clarity, this does not require a change of use as both (the existing retail and the proposed office reception) fall within Class E and as such only the external changes require planning permission.

06.2 DESIGN AND HERITAGE

- 06.2.1** Policy D1 states that the Council will seek to secure high quality design in all development. Proposals should respect local context and character, comprise details and materials of high quality and integrate with surrounding street.
- 06.2.2** Policy D2 states the Council will preserve and where appropriate enhance Camden's diverse heritage assets, including conservation areas.

06.2.3 Policy D3 of the CLP is specific to shopfronts and sets out Camden’s expectation for a high standard of design. Other criteria are also expected to be met, which include their design including details and materials; existing character, architectural and historic merit and design of the building and shopfront; the relationship between the shopfront and upper floors of the building and surrounding properties; general characteristics of shopfronts in the area; community safety and contribution to natural surveillance; and the degree of accessibility.

SHOPFRONTS

06.2.4 The proposals seek to modernise the shopfronts by providing new anodised bronze surrounds, with new high-quality glazing. This will be reflected with the new entrance to provide a consistent approach across the building. The existing shopfronts are not recognised as having any historic or architectural significance and in our view significantly detract from the streetscape due to poorly implemented advertising text, awnings and irregular fascia heights and styles, and through the use of alien materials, as seen in the below extract.



FIGURE 3: EXISTING SHOPFRONTS/SIGNAGE (GOOGLE 2002)

06.2.5 The proposed shopfronts will consist of anodized bronze fascia and surrounds, with grey terrazzo cladding to the ground floor plinth. The existing shopfront ‘Kings N Queens’ above will be removed and incorporated into the entrance reception space to create a more welcoming environment to the main building.

06.2.6 The proposal will provide for a consistent approach with high quality materials to modernise and create a more attractive street scene within the Conservation Area.

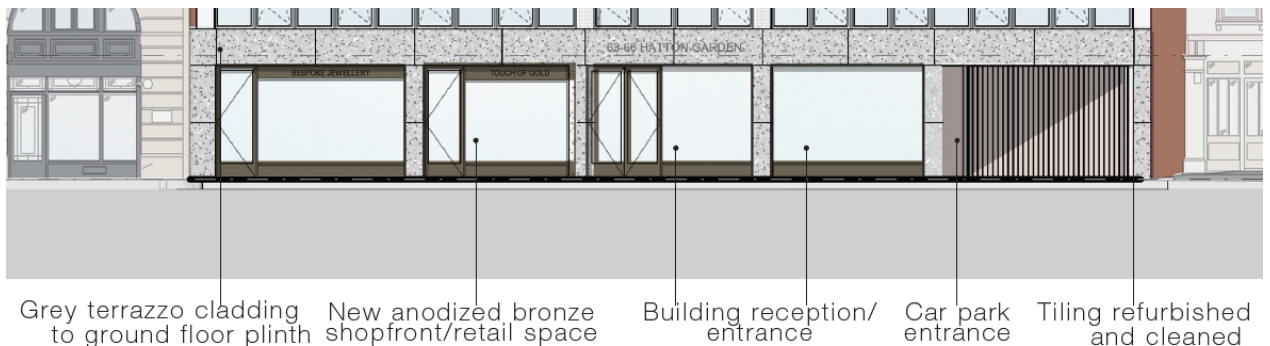


FIGURE 4: PROPOSED SHOPFRONTS WITH CONSISTENT SIGNAGE

UPPER FLOORS

- 06.2.7** To the front elevation, the existing windows are proposed to be replaced with high quality, efficient grey metal windows. The pre-application feedback indicated that the original detail windows should be investigated to see if they could be replicated. If no details were found, the replacement windows on the front elevation should include a glazing bar to replicate the existing arrangement.
- 06.2.8** In response, the front elevation now features new thermally efficient, slim aluminium windows with a horizontal glazing bar and a vertical mullion between the windows to break up the glazing and provide a reflection of the historic windows. The other side and rear elevation windows will feature replacement windows to provide thermal improvements to the building.
- 06.2.9** The existing mosaic tile banding across the front façade will be retained, cleaned and repaired on all floors. The existing design has the potential to provide an attractive streetscape and does not need full scale replacement. At 7th floor level the row of front windows is proposed to be replaced with full height glazing, with a new small lower terraced area with planting provided to provide an attractive setting for the office floorspace. As shown on the submitted CGIs, due to the height of the building and the existing set back against the front façade, this will not be visible from street level.
- 06.2.10** A new external fire escape (metal to be painted back) within the rear car park will provide safe fire egress once the existing fire corridor to the rear of the building has been added to the office floorplate. The rear of the site already has external fire escape to the lower floors, but this will be extended across all floors to improve the legibility and provide an open space.
- 06.2.11** In response to the pre-application feedback, the proposed full height glazing to the new accommodation within the existing internal fire escape has been amended with a lower panel and an upper window to limit any risk of overheating.
- 06.2.12** The 8th floor additions include new dedicated plant enclosures to the same height as the existing roof structure. This will allow a consolidation of the existing plant on the roof. A small stair overrun is added to the existing roof massing to provide the relevant access, in addition to an internal lounge to provide further amenity. To the front of the building is a new external terrace/amenity area – the opposite office building at 51-53 Hatton Garden also has a roof terrace at the same level. The terrace will also be supported by a row of planters along the edge of the building to provide additional greening.
- 06.2.13** The top roof of the building will provide for a new sedum green roof, further enhancing the building's green credentials and providing an opportunity for significant biodiversity gain above the statutory requirement.
- 06.2.14** The proposals are considered to enhance the main façade that provides a contribution to the wider Bloomsbury Conservation Area. The proposals, by way of sympathetic design, layout and scale, will provide an enhancement to the character and appearance of the Hatton Garden Conservation Area (HGCA). The existing building is not recognised as making any positive contribution to the CA and as such the proposals are in accordance with Policy D1, D2 and D3.

06.3 NOISE AND AMENITY

- 06.3.1** CLP Policy A4 concerns noise and vibration and seeks to ensure that these are controlled and managed in new development. Planning permission will not be granted for development that is likely to generate unacceptable noise and vibration impacts. New plant and machinery must be able to operate without causing harm to amenity.
- 06.3.2** The roof of the existing building, as well as the basement, provides a significant amount of existing plant that is used to service the commercial floorspace. This will be largely consolidated into a dedicated plant room/enclosure at roof level.
- 06.3.3** The proposed plant is provided within a screened enclosure with a mesh finish at roof level – to confirm the plant does not need acoustic screening and this screen only provides visual attenuation. The proposed plant at roof level has been assessed by Auricl acoustic engineers who have confirmed that the required attenuation will be applied at source via individual enclosures and in-duct attenuators where necessary. This will ensure that the noise criteria at the nearest sensitive receptors (those in the adjacent residential tower) are achieved and there is no unacceptable impact to these units.
- 06.3.4** The pre-application feedback confirmed that the principle of a roof terrace/amenity spaces would be acceptable subject to detailed design that mitigated any overlooking impacts. This it was deemed could be achieved by setback planters on the roof edge where necessary.
- 06.3.5** The proposed amenity spaces are detailed on the submitted drawings. To ensure privacy, the planters have been made extra wide (1100mm) and are located along the extent of the roof edge. In addition, built in benches will face inwards to allow occupiers to sit within the planting but further direct views away from the edge of the building.

06.4 ENERGY AND SUSTAINABILITY

- 06.4.1** Policy CC2 (Adapting to climate change) states that all development should adopt appropriate climate change measures, including the promotion of new appropriate green spaces and infrastructure, biodiverse roofs and measures to reduce the impact of overheating.
- 06.4.2** Supporting text paragraph 8.42 notes that active cooling will only be permitted where dynamic thermal modelling demonstrates there is a clear need for it after all of the preferred measures are incorporated in line with the cooling hierarchy.
- 06.4.3** The proposal introduces new Air Source Heat Pumps (ASHPs) at roof level which will provide both heating and cooling to the building. ASHPs are recognised and supported as a renewable energy source by Camden. The application is supported by an Energy Note from Milieu consultants which outlines the plant strategy for the building.

06.4.4 Milieu have also carried out thermal modelling which confirms that in absence of active cooling provided by the ASHPs, the building is not able to pass TM52 overheating assessments in peak months despite other passive measures that are installed. The assessment therefore demonstrates an assessed need for active cooling in line with the London Plan hierarchy. Initial estimates are that the wider refurbishment works of the building are likely to achieve circa 65% carbon savings over the existing through passive measures.

07. CONCLUSION

- 07.1.1** The proposal seeks consent for exterior alterations at 63-66 Hatton Garden, in addition to new plant at roof level. This will provide for a more energy efficient building, enhancing the existing façade by cleaning and repairing the existing mosaic tiling, whilst replacing the old windows with more thermally efficient specifications.
- 07.1.2** The proposal will provide for attractive new roof top amenity spaces to the front of the building at a similar height and scale to that approved recently along Hatton Garden – and will ensure this existing office building is brought up to modern standards of occupation. The proposals have been designed holistically with access and fire safety in mind, to ensure the spaces will be attractive but also functional and accessible for all users.
- 07.1.1** The proposals were largely supported at pre-application stage, with minor tweaks being made to the elevations in accordance with officer advice. The proposal scheme is therefore in accordance with the Development Plan for the Borough in line with s38(6) of the Planning and Compulsory Purchase Act (2004) and it is respectfully requested that Planning Permission be granted.

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