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**London Borough of Camden  
Planning Department  
Development Control  
Camden Town Hall  
Argyle Street  
London WC1H 8ND**

**Date: 22/06/2012**

**Re: Planning Permission for Internal Alterations to 1<sup>ST</sup> floor area of Existing  
Exhibition & Meeting Room with Bar (Sui-Generis Use) back into B1-Use**

**Project “23-27 HATTON WALL London EC1N 8JE”**

**Dear Sirs:**

We are resubmitting planning application which was withdrawn on 19<sup>th</sup> March 2012 under reference: 2012/0566/P. The revised scheme is based on our Pre-Application meeting with the Case Officer; Mr Hugh Miller and Planning Officer; Mr Gary Bakall on 23<sup>rd</sup> April 2012 with respect to the proposed change of use to first floor level.

Our Client; The Applicant has emphasized that the current use of First Floor Level is not in demand and statements are provided by OWNER that the 1<sup>ST</sup> floor use as part of Ground & Lower Ground Floor level areas are resulting to loss of income due to lack of interest for the use of the first floor level.

The objective of the proposed scheme is to separate the usage of first floor level as independent B1-Use unit from Ground & Lower Ground Floor levels. This is based on the fact that the first floor level was originally used as B1-Use and under planning permission 2005/0927, was granted to change into Sui-Generis for Jewellery Trade Exhibition & Conference Room with Integrated Bar. Hence as emphasized in previous application and also during the Site Meeting with Case Officers, the 1<sup>ST</sup> floor level is predominately vacant and there are no interest from any one to utilize the premises. This is confirmed by the statement from the Freeholder who also providing the Marketing Schedule since 2008 which was carried out for the premises.

Please see attached the plans showing the existing and proposed use and also elevations to the property. It is noted that the only amendments to the external areas will be implemented to the front entrance to the designated new upper level B1-use and separate GF / LGF A3&A4 Use.

This is a resubmission of the withdrawn application 2012/0566/P which had already fee £335 paid for the proposal and therefore the resubmission is a free-go for change of Use to First Floor Level as per previous application.

The Core Objective of the revised scheme for resubmission is to create new jobs and comply with Camden Planning Policies SC8 (Promoting Camden's Economy) & DP13 (Retaining Employment Sites) plus planning policies CPG5 (Section-6) & CS8 plus DP13 as set out by Camden's Supplementary Planning Guidance.


The premises consist of a residential unit at top level to 23-27 Hatton Wall. The first floor is classified as Sui-Generis for Conference & Meeting room for Jewellery Sector with integrated Bar. The Ground and Lower Ground floor levels to 23-27 Hatton Wall are used as commercial Restaurant & Bar A3/A4-use. The residential unit has access via the independent entrance from 17-21 Hatton Wall which is owned by freeholder and all flats are short term tenancy agreement. The commercial units have independent access and owned /managed by the applicant.

The proposal for change of use to first floor bar at 23-27 Hatton Wall are based on the lack of income from the commercial unit at first floor have resulted to negative income to overall commercial business at 23-27 Hatton Wall. The applicant has provided statement confirming the loss of business at 1<sup>st</sup> floor level and therefore we suggest to change usage of first floor area back to original B1-Use prior to change implemented under approved planning permission 2005/0927 to regain new employment and commercial income to the site. The proposal includes reconfiguration of the existing Ground and Lower Ground Floor areas to accommodate a better retail usage for existing Restaurant & Bar.

We are attaching a letter from Applicant and Marketing records since 2008 confirming the commercial unit at first floor 23-27 Hatton Wall have been un-successful. The site is located within a close walking distance of all shops & public transport.

Please see attached 4 copies of relative drawings with forms & fee for the proposed works. We hope the information provided is satisfactory and should you have any queries please do not hesitate to contact us.

Yours truly,



**R. Lakani**  
Director