

Chris Udall

From: Minty, Stuart [stuart.minty@camden.gov.uk]
Sent: 12 April 2007 14:46
To: Chris Udall
Cc: westend
Subject: 91-94 Saffron Hill and 1-4 Hatton Place

Dear Mr Udall

Further to our telephone conversation earlier today I can confirm that on the basis of the information detailed within your letter of 09/03/2007 and accompanying plans is likely to be considered favourably if submitted as a planning application.

The design of the roof extension is considered acceptable, given its limited visibility from any vantage point within Hatton Place, and would not be harmful to the amenities of any neighbouring residential property by virtue of overlooking, loss of sun/daylight etc.

There would be no objection to the loss of D1/D2 studio accommodation on the lower levels of the building and its replacement with office floorspace, whilst the uplift in office floorspace of around 300sqm is likely to be, on-balance, considered acceptable. UDP policy SD3 (Mixed Use) states that any increase in floorspace of over 200sqm should allocate 50% of the floorspace for housing purposes. The floorspace is to be used in connection with the existing user and therefore the location of residential on the upper floors may be inappropriate for physical reasons i.e. the incorporation of a separate core, and noise implications between industrial/office uses below. The uplift in floorspace that has potential to be converted to premises suitable for Jewellery purposes is considered to meet the regeneration objectives associated with the Hatton Garden area and overall could be treated as an exception to policy SD3.

I trust this answers your query. Please do not hesitate to contact me should you require any further info/clarification

Kind regards

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