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23 August 2006

Development Control  
Environment Department  
Camden Town Hall  
Argyle Street Entrance  
Euston Road  
LONDON  
WC1H 8ND

**FAO Stuart Minty**

Dear Sirs

**ARUNDEL HOUSE, 36-43 KIRBY STREET, HATTON GARDEN  
APPLICATION REFS P/2006/0662 AND P/2006/1755**

Further to our discussions, we are pleased to enclose details of amendments to both full planning application 2006/0662, and associated conservation area consent application 2006/1755.

The amendments are the result of a series of detailed discussions with the council's planning and conservation officers. The proposals deliver a mixed use scheme to support the specialised jewellery industry of Hatton Garden, whilst providing student accommodation to support both the housing stock and educational requirements of the Borough.

The quantum of workshop floorspace provided by this scheme, together with the principle of a financial contribution in lieu of the balance of onsite workshop floorspace, has been agreed with both the Council Planning Officers and the Camden Jewellery Sector Development Manager.

Accordingly, please find enclosed five copies of the following documents which supersede all documents previously submitted to the Council with regard to these applications:

**P/2006/0662 (Full Planning Application)**

*'Alterations and extension to Arundel House (36-43 Kirby Street) and a change of use from B1 commercial to provide 42 workshops (B1(c)) shared between basement and ground floors, and 128 student units (sui generis) on the upper floors and other works ancillary to the development'.*

- Planning Statement prepared by Montagu Evans (August 2006);
- Design Statement (Rev D) and associated drawings (see Schedule 1) prepared by Stride Treglown;
- Combined "Access, Crime Prevention, Sustainability and Energy" Statement prepared by UNITE Group (July 2006);
- Daylight/Sunlight Assessment prepared by GVA Grimley (March 2006);
- Initial BREEAM and EcoHomes Assessments prepared by Faber Maunsell (03 August 2006); and
- Unite Part L Study prepared by Faber Maunsell.

**P/2006/1755 (Conservation Area Consent Application).**

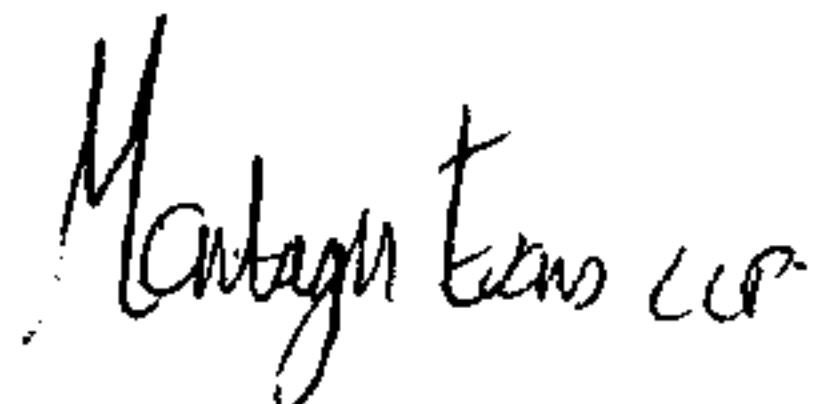
- Conservation Area Statement (August 2006); and
- Substitute drawings prepared by Stride Treglown (see Schedule 2).

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For clarity and ease of reference, we attach amended drawing schedules for both full and conservation area consent applications.

We trust that the enclosed documentation is acceptable. However, should you require any further information please do not hesitate to contact Raoul Veevers or Alastair Kent at the above address.

Yours faithfully

A handwritten signature in black ink, appearing to read "Montagu Evans LLP". The signature is written in a cursive, flowing style.

**MONTAGU EVANS LLP**

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12 September 2006

Development Control  
Environment Department  
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FAO Elaine Quigley

Dear Sirs

**ARUNDEL HOUSE, 36-43 KIRBY STREET, HATTON GARDEN**  
**APPLICATION REFS P/2006/1445, P/2006/0662, P/2006/1755**

I refer to application references 2006/1445 and 0662 and 1775, submitted on behalf of our client Unite Group for:

*'Alterations and extension to Arundel House (36-43 Kirby Street) and a change of use from B1 commercial to provide 42 workshops (B1(c)) shared between basement and ground floors, and 128 student units (sui generis) on the upper floors and other works ancillary to the development'.*

Amendments to the scheme were submitted on 23 August 2006. In your letter of 06 September 2006 you requested additional information to enable both applications to be processed. Enclosed is the following information:

**1. 'Section drawings through the proposed front elevation'**

We attach 10 copies of the following:

- ✓ | • Drawing 20519\_403: Proposed Section B; and
- Amended Drawing Schedules for both the Full Planning Application (ref 20519: Schedule 1) and Conservation Area Consent Application (ref 20519: Schedule 2), dated 12 September 2006.

Drawing 20519\_403 includes a key plan which clearly identifies from where on the building section lines A and B were taken.

**2. 'Design Statement'**

- ✓ | A revised Design Statement, dated **22 March 2006 (REV D)**, and prepared by Stride Treglown, was submitted with other amendments on 23 August 2006. For clarity and ease of reference, we enclose a further 10 copies of this document.

**3. 'Confirmation of works to rear façade'**

We confirm that this assessment is correct. The existing building is structurally sound and it proposed to strip the building back to its concrete frame. A two metre deep two-storey high extension framed in steel will be added, above this a one metre deep extension will rise for a further four storeys to the rear.

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The fourth floor, however, will be removed and replaced with a three storey high steel framed roof extension.

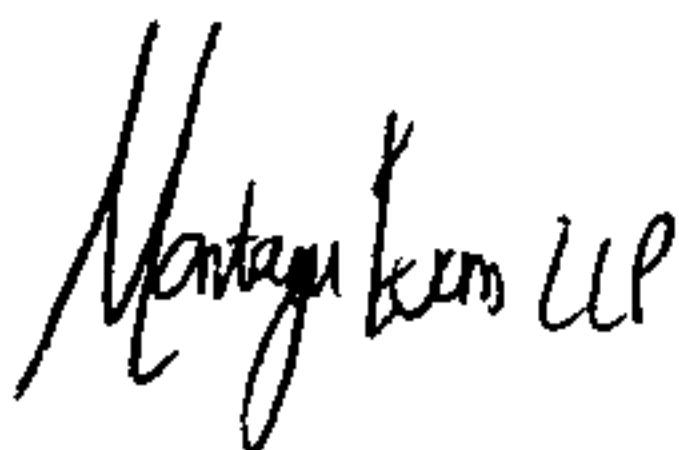
**4. 'Additional drawings'**

We enclose a further five copies of the following documents submitted on 23 August 2006:

- ✓ • Planning Statement prepared by Montagu Evans (August 2006);
- ✓ • Combined "Access, Crime Prevention, Sustainability and Energy" Statement prepared by UNITE Group (July 2006);
- ✓ • Daylight/Sunlight Assessment prepared by GVA Grimley (March 2006);
- ✓ • Initial BREEAM and EcoHomes Assessments prepared by Faber Maunsell (03 August 2006);
- ✓ • Unite Part L Study prepared by Faber Maunsell (01 March 2006);
- ✓ • Conservation Area Statement (August 2006);
- ✓ • Existing and Proposed Drawings.

We trust that the enclosed documentation is acceptable, and that you now have 10 copies in total of all drawings and statements. However, should you require any further information please do not hesitate to contact Raoul Veevers or Alastair Kent on 020 7312 7402

Yours faithfully



**MONTAGU EVANS LLP**

cc Jagdeep Bhogal – UNITE  
Ray Williamson – Stride Treglown