

DP3029/AWHP/KES

29 April 2015

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Dear Sir/Madam

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)  
8A LEATHER LANE, LONDON, EC1N 7RE  
RETAIL EXTENSION**

**Introduction**

On behalf of our client, 120 Holborn Investment Limited Partnership, we enclose with this letter an application for planning permission relating to the extension of 8A Leather Lane for use as additional retail floorspace (Use Class A1).

In support of this application we enclose four copies and a CD of the following:

- Completed application forms, including ownership / agricultural holdings certificates and the relevant Community Infrastructure Levy form;
- Application drawings prepared by John Robertson Architects, including:
  - a site location plan;
  - existing and proposed floorplans;
  - existing and proposed elevations; and
  - existing and proposed sections.
- Design and Access Statement;
- This covering letter, which includes details of the proposal; and
- Photographs of the area.

We also enclose a payment for the sum of £385 to cover the requisite application fee.

**Summary of the Proposals**

The proposal seeks to extend the existing retail unit at 8A Leather Lane by 44 sqm (GIA), utilising the disused undercroft adjacent to the unit and extending the building line outwards, consistent with the established building line at upper floors along Leather Lane.

The additional retail floorspace would be accessed from the existing retail unit at 8A Leather Lane.



The extension to the retail unit will also result in alterations to the existing residential entrance, which serves the residential units on the upper floors of the building. The entrance will be relocated to the south elevation of the extension and connect to the existing entrance via a new hallway.

## **Policy Background**

The policy framework against which the proposals should be tested consists of the National Planning Policy Framework (NPPF) (2012) at the national level, the London Plan (2015) at the regional level and Camden Core Strategy (2010), Development Policies (2010) and Site Allocations (2013) at the local level.

In accordance with Camden's Proposals Map (2010), the property is located within the following policy areas:

- Holborn Growth Area
- Central London Area
- Archaeological Priority Area
- Designated View – Primrose Hill summit to St Paul's Cathedral
- Hatton Garden Conservation Area
- Central London Frontage
- Hatton Garden Area

The building is not listed, nor is it an unlisted of building of merit.

### National Planning Policy Framework

At the heart of the NPPF is a presumption in favour of sustainable development. For decision taking, this means approving development proposals that accord with the development plan without delay.

The NPPF sets out three roles for the planning system: economic, social and environmental. All are given equal weight. With regards to the economic role, which is most relevant to this proposal, the NPPF includes an emphasis that planning should proactively drive, and support, sustainable economic development. In decision making, the NPPF sets as one of its core planning principles (paragraph 17) the need for:

*'every effort to be made objectively to identify and meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth'*

The NPPF encourages the provision of retail, office and leisure development within allocated town centres (paragraph 23).

### London Plan

Policy 2.15 states that development proposals within town centres should sustain and enhance the vitality and viability of the centre and support and enhance the competitiveness, quality and diversity of town centre uses, such as retail facilities.

Policies 4.7 and 4.8 encourage the provision of retail facilities on sites that are within town centres.



## LB Camden Core Strategy and Development Policies

Core Strategy Policy CS1 states that the Council will promote the most efficient use of land and buildings in Camden within the growth areas, such as Holborn, by seeking development that makes full use of its site. This policy is supported by Core Strategy Policy CS2, which expects development in growth areas to maximise site opportunities.

In terms of the proposed use, Core Strategy Policy CS7 and Development Policy DP12 promote the development of retail facilities within Central London Frontages, seeking to protect and enhance the role and unique character of each centre, ensuring that new development is of an appropriate scale and character to the centre in which it is located.

The proposals will involve works to an undesignated building within a Conservation Area. Relevant policies on the protection and enhancement of heritage assets therefore apply, as the unsympathetic alteration without justification is generally resisted. These include Core Strategy Policy CS14 and Development Policy DP25.

Development Policy DP1, which requires the equivalent provision of secondary uses when proposals in Hatton Garden result in a net increase of floorspace by 200m<sup>2</sup> or more, does not apply given that the proposed increase in floorspace is only 44m<sup>2</sup>.

## Camden Planning Guidance

Paragraph 2.3 of the Planning Guidance document CPG5 states that *'new retail uses should be appropriate in size, character and role of the centre in which it is to be located.'* Paragraph 4.7 goes on to state that within the *'Central London Frontages, where there are ground floor offices or other uses that do not contribute to their character and function, planning permission will be granted for the creation of new shop premises or other appropriate uses.'* This approach will also be applied to the small 'gaps' that exist between parts of the Central London Frontages to create more cohesive shopping areas.

## Hatton Garden Conservation Area Statement

The statement, prepared in August 1999, identifies that although the area was historically characterised by jewellery uses, including showrooms and workshops, it has over time seen the introduction of other uses, including retail and offices. The character of the area today is one of a commercial, leisure and retail centre, alongside the more traditional jewellery uses.

## **Relevant Considerations**

As the proposals seek to provide additional retail floorspace (A1), policies in the Core Strategy, Development Policies and Camden Planning Guidance relating to the retail floorspace are relevant. In addition, the site is located in the Hatton Garden Area for which there are further policy requirements. The relevant policies are summarised above and addressed below.

### *Principle of Retail*

The retail extension is sought to increase the area of 8A Leather Lane, infilling an existing undercroft and providing additional active frontage along Leather Lane. The proposed extension represents an efficient use of land and makes for a more effective use of the site, in accordance with Core Strategy Policies CS1 and CS2.



The development of retail floorspace within this area is supported at all levels of planning policy. The retail extension will improve the retail experience within Leather Lane, by providing additional active frontage and removing an unsightly undercroft, helping to enhance the role and character of the retail centre and creating a more cohesive shopping environment.

### *Design and Access*

The retail extension has been designed to be appropriate to the size, character and role of the centre, following the existing scale and design of 8A Leather Lane, thereby preserving the character of the retail centre, in accordance with planning policy.

A floor plan is provided with the application which allows the Council to assess whether the space is suitable for the use. The plan demonstrates that the space can be accessed properly from the existing retail unit at 8A Leather Lane.

The revised access to the residential core will be provided in the southern elevation of the extension, providing a new hallway, which will link the new access to the existing residential access point.

### *Heritage*

With regard to the proposals potential impact on the character of the Hatton Garden Conservation Area, the proposed retail extension would not replace a historic jewellery use, and would not generate any particular impacts which would differ from the business, leisure and retail uses already found in the area. The extension will be of an appropriate scale and character to the centre and the new shopfront will provide an appropriate and active frontage to Leather Lane.

As such, it is considered that the proposal will have an acceptable impact on the setting of the Conservation Area.

### **Summary and Conclusions**

Submitted with this letter is an application for a retail extension (Class A1) to 8A Leather Lane, providing a new shop frontage, revised access to an existing residential entrance and 44sqm of additional retail floorspace.

The extension is considered to be in accordance with Development Plan requirements. The proposed extension will make efficient use of an underutilised undercroft. The works proposed to the building will improve its appearance and accommodate the proposed floorspace within a new modern shopfront designed to correspond to the existing building.

The proposal is therefore considered acceptable.

We trust you have sufficient information to validate and register the application. Should you have any queries or require any further information, please contact Katie Smith or Anthony Plumbly of this office.



Yours faithfully,

DP9.

**Katie Smith**  
**Planner**  
**DP9 Ltd**

**Enc.**