

Karakusevic Carson Architects

Regeneration and Planning
Culture and Environment
London Borough of Camden
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London WC1H 8EQ

Reference	203-L-150529-TB-LBC
Project Name	Hatton Square Business Centre
Project Number	203
Attention	Case Officer

29/05/2015

Dear Sir/Madam,

Re: Application under Section 73 of the Town & Country Planning Act 1990

Minor material amendments to planning permission Ref: 2013/5404/P dated 13 December 2013 (an amendment to planning permission 2013/1086/P dated 4 June 2013; this being a renewal of planning permission 2010/0646/P dated 25 June 2010)

Hatton Square Business Centre, 16-16A Baldwins Gardens, London EC1 7RJ

On behalf of the applicant Workspace Group we submit an application under Section 73 of the T&CPA 1990 to vary Condition 7 (development in accordance with approved drawings) of planning permission 2013/5405/P dated 13th December 2013 that granted the 'Erection of an infill extension to north and west elevations, a two storey roof extension and alterations to provide a new entrance, atrium, and re-cladding envelope with green wall, to re-provide a shop (A1), provide additional office space (B1a), workshops (B1c) and ancillary café'.

All the amendments listed below are as a result of the progression of the detailed design of the building works, and the necessary coordination with structural and services design. We have sought to minimise the effect of these items on the consented scheme and as a result the amendments applied for are very minor in nature, a summary of which is as follows:

The amendments sought include:

- A) Alterations to the proposed window specification to replacement windows within existing openings to the south and recessed east elevations.
- B) Minor amendments to the north elevation along Baldwins Gardens including the relocation of louvred access to the substation (requested by UKPN) and the inclusion of two doors as part of the consented fenestration pattern in order to comply with means of escape requirements.
- C) Minor amendments to the west elevation along Leigh Place including relocation of doors, a reduction in the extent of louvred infill panels, and the screening of proposed high level flues within a brickwork enclosure.
- D) Minor reconfiguration to fenestration and access stairs within the new lightwell (not visible from the street or surrounding buildings) and configuration of rooflights at ground floor level to the rear of the building.
- E) Minor reconfiguration of internal layouts with no external visual implications.

An addendum Design & Access Statement (dated May2015) is included with this application and sets out in greater detail the proposed changes to the design as scheduled above.

A set of revised drawings is included. These are annotated with all the amendments as proposed. For clarity these are highlighted in red text (1 full-size copy and 1 A3-size copy are included in colour). Please note this set includes a revised 'existing' drawing of the rear (south) elevation as the original drawing (as submitted) did not reflect the fenestration pattern as existing – a number of the crittall-type windows were shown in areas where they had in fact been replaced by modern frames before the original planning application was made. We have also included a photographic survey of these windows within the addendum D&A which supports this.

As a result of these alterations the overall areas stay the same. Within this the dedicated B1c (jewellery) area has been maintained and marginally increased by 15m²; the number of jewellery units has also increased from 14 to 15. Due to some small internal layout changes the overall number of work units has also changed from 87 to 86 in total.

As a result of the above we would request that Condition 7 is amended as follows:

Drawing numbers superseded

203_A_P_100_00 Rev 01
203_A_P_100_01 Rev 01
203_A_P_100_02 Rev 01
203_A_P_100_03 Rev 01
203_A_P_100_04 Rev 01
203_A_P_100_05 Rev 01
203_A_P_100_06 Rev 01
203_A_P_100_07 Rev 01
203_A_P_100_08 Rev 01
203_A_P_200_00 Rev 01
203_A_P_200_01 Rev 01
203_A_P_200_02 Rev 01
203_A_P_200_03 Rev 01
203_A_P_200_04 Rev 01
203_A_P_200_05 Rev 01
203_A_P_200_06 Rev 01
203_A_P_300_00 Rev 01
203_A_P_300_01 Rev 01
203_A_P_300_02 Rev 01
203_A_P_300_03 Rev 01
203_A_P_300_04 Rev 01
203_A_P_300_05 Rev 01
511_L_(0-)_08 Rev P0 (existing south elevation)

Drawing numbers proposed

203_A_P_100_00 Rev 02
203_A_P_100_01 Rev 02
203_A_P_100_02 Rev 03

203_A_P_100_03 Rev 03
203_A_P_100_04 Rev 03
203_A_P_100_05 Rev 03
203_A_P_100_06 Rev 02
203_A_P_100_07 Rev 02
203_A_P_100_08 Rev 02
203_A_P_200_00 Rev 03
203_A_P_200_01 Rev 02
203_A_P_200_02 Rev 03
203_A_P_200_03 Rev 02
203_A_P_200_04 Rev 03
203_A_P_200_05 Rev 03
203_A_P_200_06 Rev 02
203_A_P_300_00 Rev 02
203_A_P_300_01 Rev 03
203_A_P_300_02 Rev 02
203_A_P_300_03 Rev 02
203_A_P_300_04 Rev 02
203_A_P_300_05 Rev 03
203_A_P_300_11 Rev 00 (existing south elevation)

In support of this Section 73 application we submit the following:

- Four copies of the completed application form
- A fee for £195 (cheque made payable to London Borough of Camden)
- Four full-size copies of the revised drawings as scheduled on the accompanying Drawing Issue Register (1 colour set and 3 B&W sets)
- One bound A3 set of the application drawings (colour)
- Four copies of an addendum Design & Access Statement (prepared by KCA and dated May 2015) which explains in detail the proposed changes to the scheme proposals

Please note that the following application has also been made in respect of the current consent:

Condition 4 – sample panel of the facing brickwork

An application to discharge this condition was made by KCA on 28.04.15. The application has been validated. Reference 2015/2879/P.

We hope this provides you with sufficient information to enable you to register the application. Please do not hesitate to contact us if you require any further information.

Yours sincerely



Tessa Baird
Architect
For and on behalf of Karakusevic Carson Architects LLP