

The Development Control Manager
Planning Department
London Borough of Camden
5 Pancras Square
London
N1C 4AG

FAO MR ROB TULLOCH

Iceni Ref: 16/007

24 March 2016

Planning Portal Ref. PP-04935893

Dear Rob,

THE TOWN AND COUNTRY PLANNING ACT 1990 AND PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

84 HATTON GARDEN, LONDON EC1N 8JR

APPLICATION FOR MINOR MATERIAL AMENDMENT TO CONSENTED SCHEME (REF 2015/1902/PP)

We write on behalf of our client, 84 Hatton Garden Ltd, to submit an application under Section 73 of the Act to vary the 'approved plans' condition (Condition 2) on planning permission decision notice 2015/1902/PP, which was granted on 3 December 2015, subject to S106 agreement.

a. Condition 2

Condition 2 states:

The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan HTG LP 001; E101; EX 101; EXD 101; PL 101 Rev A; PL102; PL 103; PL 104; PL 105; PLX 01; PLX 02; PLXD 03; PL04; PLXD 03; PLXD 04; S 101; SX 001; SXD 001; Design and Access Statement by Works Architecture dated 27th March 2015; Planning and Heritage Statement by Iceni Projects dated March 2015; Construction Management Plan; Structural Engineering Report by Chris Brown Structural Engineering Ltd dated March 2015; Transport Assessment by TPA dated March 2015; Energy Report by Price & Myers dated 27th March 2015; Code for Sustainable Homes Pre-assessment by Price & Myers dated 27th March 2015; Daylight/sunlight Report by Right of Light Consulting dated 3rd March 2015 Acoustic Report by Conabeare Acoustics dated 26th March 2015.

Reason: For the avoidance of doubt and in the interest of proper planning.

As such, the description of development for this minor material amendment application is:

'Variation of Condition 2 of planning permission 2015/1902/PP (dated 2 December 2015) for the "Erection of 3 to 8 storey plus basement building comprising retail unit (Class A1) at ground floor level, jewellery workshop (Class B1c) at lower ground floor level, and serviced apartments (Class C1) above, following demolition of upper floors (1st -5th) of existing building." :- to allow minor material changes within Class C1 from serviced apartment to hotel and associated minor external alterations to the facades of the building'

b. The Proposed Minor Material Amendment (Section 73)

This application is being submitted on behalf of the new owners and the minor amendments proposed would allow them to operate their bespoke hotel offer, further details are provided in the Updated Planning Statement.

In summary, this minor material amendment application seeks permission for the following changes:

- Change within Class C1 from serviced apartments to hotel;
- Front and rear façade – minor fenestration pattern altered to allow for new layout;
- Roof level extension – minor infill to penthouse;
- Relocation of emergency escape to neighbour's roof;
- Rear façade – new glazed link to rear added at first floor level;
- Rear building – massing reduced and moved away from neighbouring windows, roof level dropped by one storey;
- Rear lightwell revised to allow for new layouts;

It should be noted that the following elements of the scheme would remain as consented:

- Class A1 retail space at ground floor level;
- Class B1c space at lower ground floor level;
- Materials and detailing.

The proposed amendments are in relative terms considered to be minor material and would have negligible impact on amenity including sunlight/daylight, neighbour outlook and neighbour and street scape views; and, fundamentally, will enable the delivery of the scheme. It is important to note that the overall design concept, including its look and feel, will remain unchanged.

In determining this application, the changes would result in a scheme whose scale and nature would not be substantially different from the scheme approved. It should also be noted that there have been no relevant changes in national and development plan policies, and other material considerations, since the original application was approved in December 2015.

c. The Application Package

This application has been submitted via the Planning Portal (ref. PP-04935893) and comprises the following:

- Cover letter, prepared by Iceni Projects Ltd;
- Application forms and certificates, duly completed;
- CIL Further Information Form; prepared by Iceni Projects Ltd;
- Updated Planning and Heritage Statement, prepared by Iceni Projects Ltd;
- Updated Design and Access Statement, prepared by Works Architecture;
- Updated planning drawings, prepared by Works Architecture;

- Updated Transport Technical Note, prepared by TPA;
- Revised Energy Strategy Report, prepared by Price & Myers;
- Revised BREEAM Pre-Assessment Report, prepared by Price & Myers;
- Daylight/sunlight letter dated March 2016, prepared by Rights to Light Consulting; and
- Updated Structural Report, prepared by Chris Brown Structural Engineering Ltd;

The requisite planning fee of £195.00 was paid on submission of the application on the Planning Portal.

We trust that the information provided is sufficient to enable the Council to validate and determine this application. Please contact Emma Conwell on 020 3435 4207 econwell@iceniprojects.com, or my colleague Rebecca Fieldhouse on 020 3725 3849 rfieldhouse@iceniprojects.com in the first instance should you have any questions.

Yours faithfully,

A handwritten signature in black ink that reads "Iceni Projects Ltd." in a cursive, slightly stylized font.

ICENI PROJECT LIMITED

Enc. As listed above

Cc. Mr Rizwan Kassamali, 84 Hatton Garden Limited
Mr Jeremy Southgate, Works Architecture