

## Planning Statement

Variation to Condition 7 of Planning Permission  
2013/1086 to allow for Part B1 (c) workshops  
and Part D1 Education Use At Basement Level

At

Hatton Square Business Centre  
16-16a Baldwins Gardens  
Holburn  
London  
EC1N 7RJ

**Consilium**

Town Planning Services Limited

Our Ref: 16-039

## 1 Introduction

- 1.1 This Planning Statement has been prepared by Consilium Town Planning Services Limited on behalf of Free 2 Learn (Holts Academy). It accompanies a planning application for an amendment to the approved drawings granted consent under Condition 7 of 2013/1086/P.
- 1.2 Hatton Square Business Centre is a large four storey building corner building with frontages onto Leather Lane and Baldwins Gardens, located near the southern end of the Hatton Garden Conservation Area. Owned and operated by Workspace, it will comprise of over 6000 m2 of studio and light industrial workspace tailored specifically for small and medium-sized enterprises.
- 1.3 The site received full planning permission in June 2010 for extension and refurbishment works, including a newly reconfigured elevation to Baldwin's Gardens and additional structures at roof level (application ref: 2010/0646/P). An application to renew this existing planning permission was granted in June 2013 (application ref 2013/1086/P). This application is in the process of been implemented with construction underway.
- 1.4 Condition 7 of 2013/1086 requires amendment to provide for a change of the approved B1 (c) workshops at basement level to a combination of B1 (c) workshops and D1 Education Use. The D1 use element of this proposal will be occupied by Holts Academy who will take a lease on part of the basement area. **As stated above, this proposal relates to basement use only.**
- 1.5 This statement sets out the key background information relevant to this application and then examines the planning policy issues and other material considerations relevant to the consideration of the application.

## 2 Site and Surrounding Area

- 2.1 The planning application site comprises of a change of use to the basement floor only of the building located at 16 and 16A Baldwin's Gardens and 31-37 Leather Lane referred to as the Hatton Square Business Centre.
- 2.2 The site is located in the Hatton Garden area of the London Borough of Camden (the local planning authority) and forms part of the Central London Area. It fronts onto Leather Lane Neighbourhood Centre. The application site lies within the Hatton Garden Conservation Area, but is not a listed building.
- 2.3 Leather Lane is one of London's oldest markets - identified as an area of special character it was designated as part of the Hatton Garden Conservation Area in 1999. The area is considered to be of 'metropolitan importance' because of it's architectural and historic interest.
- 2.4 The site is in an established built up area with a variety of commercial, office, industrial and residential uses. To the south is a four storey residential building known as Langdales (4-12 Dorrington Street) and to the north is a residential block of flats including 39-41 Leather Lane.

- 2.5 According to Environment Agency records the site falls within flood zone 1 (i.e. land least likely to flood) and has a Public Transport Accessibility Level (PTAL) of 6b which is the highest level of accessibility.

### **3 Relevant Planning History**

- 3.1 Hatton Square Business Centre is currently under construction and subject to a number of planning permissions detailed below. Planning permission was originally granted in June 2010 for the erection of infill and roof top extensions to the building to provide offices, workshops, a retail Hatton Square Business Centre, Leather Lane: shop and ancillary café. The original reference number was 2010/0646/P.
- 3.2 This permission was renewed in June 2013 (Ref: 2013/1086/P). The 2013 permission is currently being implemented, following the variation of some conditions to reflect minor design changes, and the approval of details reserved by conditions. The building as approved has Class B1 (office), retail and B1c light industrial uses relating to the jewellery industry.

### **4 Proposed Development**

- 4.1 Holts Academy is seeking to vary the wording to condition 7 of planning permission 2013/1086 to part of the basement Hatton Square Business Centre to be in use as part of Holts Academy.
- 4.2 **No external alterations to the approved scheme are proposed as part of this planning application.**
- 4.3 Accordingly, planning permission is sought for the use of part of the unit as approved under planning permission ref. 2013/1086/P as Use Class D1 replacing part of the Class B1c (at basement level). The table below identifies the changes in floorspace within the current permitted scheme (Ref: 2013/1086/P) and the proposed development.

#### *Basement Floorspace*

	Proposed
Class B1 ( c )	344 sq m
Holts Academy	466 sq m

- 4.4 The proposed basement plan will provide for 13 workshops for B1 (c) use with 4 additional workshops at the adjoining Langdales site with the remaining area in the basement for Holts Academy and communal space. These proposals will be subject to an amendment to the existing Section 106 legal agreement.

### **5 Relevant Planning Policy**

- 5.1 Under the provisions of Section 38 of the Planning and Compulsory Purchase Act (2004) all applications for planning permission are required to be

determined in accordance with the provision of the relevant development plan in place ***unless material considerations indicate otherwise.***

- 5.2 The statutory development plan for this site comprises of:

The London Plan 2015;

the LBC Core Strategy 2010-2025 (CS) and the Camden Development Policies DPD 2010-2025 (DP).

- 5.3 Policies of relevance to this application are considered to be:

***The London Plan (2015)***

- Policy 2.15-Town Centres;
- Policy 4.8- Supporting a successful and diverse retail sector.

***Camden Core Strategy (2010)***

- Policy CS1- Distribution of growth;
- Policy CS3- Other highly accessible areas;
- Policy CS5- Managing the impact of growth and development;
- Policy CS7- Promoting Camden's centres and shops;
- Policy CS8- Promoting a successful and inclusive Camden economy;
- Policy CS9- Achieving a successful Central London; and
- Policy CS14- Promoting high quality places and conserving our heritage.

***Camden Development Policies DPD***

- Policy DP13- Employment premises and sites; and
- Policy DP25- Conserving Camden's heritage.

***National Planning Policy Framework (NPPF, March 2012)***

- 5.4 The National Planning Policy Framework (NPPF) (March 2012) sets out the overarching policy priorities for the planning system, against which local plans will be prepared and decisions made on planning applications.

## **6 Planning Appraisal**

- 6.1 From our analysis we consider the key planning policy issues against which the planning application should be determined are the reduction in B1(c ) floorspace and the impact on nearby heritage assets.
- 6.2 The application site forms part of Hatton Square Business Centre which is being redeveloped to provide an enhanced range of office and workshop uses, with a specific focus of the provision of jewellery workshops to contribute to the unique nature of Hatton Garden in line with CS Policy CS9. Hatton Garden, as noted above, is recognised as being the UK's largest jewellery district with over 500 businesses and over 50 shops related to the industry.
- 6.3 The 2013 permission currently being implemented on the site provides over four times more Class B1 ( c ) jewellery floorspace than the existing building on the site (1,155 sqm compared to only 359 sqm provided in the existing building), and over 2,000 sqm additional Class B1 office floorspace.
- 6.4 Overall, the amount of Class B floorspace approved at the site increased from 3,457 sqm to 5,628 sqm.
- 6.5 The proposed development will result in the reduction of Class B1c floorspace in the basement area but the overall amount of Class B 1 ( c ) floorspace on the site remains significantly higher than the previous use of the building.
- 6.6 Importantly, in line with the site's location in Hatton Garden, as the policy aspirations set out in CS Policies CS8 and CS9, there is no loss of jewellery workshop space as additional accommodation will be provided in the adjoining Langdales building. This will be subject to a separate Section 106 agreement.
- 6.6 The principal use of the Hatton building remains in employment use in line with DP Policy DP13. We therefore consider that the small reduction in Class B1c floorspace to D1 use is acceptable in planning policy terms.
- 6.7 In terms of the impact on heritage assets, the proposals does not create any external changes and therefore conserve the surrounding Conservation Area in accord with policies CS14 and DP25.

## **7 Conclusions**

- 7.1 This Planning Statement provides information on planning issues to assist the local planning authority in its consideration of a planning application for the an amendment to Condition 7 change of use of approved B1(c) floorspace in the basement of the Hatton Square Business Centre to provide Part D1 Education Use for Holts Academy.
- 7.2 The Hatton Square Business Centre, which is currently being implemented, with construction underway will still improve the quality of business and

jewellery floorspace at Hatton Garden in line with the aspirations of the local planning authority and also provide additional D1 education use.

- 7.3 We have demonstrated above that the proposed development complies with all aspects of the statutory development plan, and in line with paragraph 14 of the NPPF and that planning permission should be granted.