

Planning Department  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

**Date:** 7 July 2017

**Our ref:** 14841/NG/JWO/14246662v1

**Your ref:**

Dear Ms Henry

**Hatton Garden Business Centre, 16-16a Baldwin's Gardens and 31-37 Leather Lane**

**Planning Application for Use of part of Hatton Square Business Centre as Class A3 (restaurant) use and Class B1(a) (office) use at ground level replacing Class A1 (retail) floorspace and reconfiguration of Class B1(c) (light industrial) floorspace at basement level as approved under planning permission ref. 2013/1086/P**

Following discussions with the Council in relation to the provision of a restaurant at basement and ground floor level at the above site we wish to submit amended application plans to reflect proposed scheme changes.

For context, a full planning application (Ref:2016/3239/p) was submitted on behalf of our client, Workspace 14 Limited, on 17 June 2016 for :

*"Use of part of Hatton Square Business Centre as Class A3 (restaurant) use at ground and basement level replacing Use Class B1c (light industrial) and Class A1 (retail) floorspace (as approved under planning permission ref. 2013/1086/P)."*

As part of the negotiations through the determination period for application ref 2016/3239/P the Council had initial concerns about the provision of a two storey restaurant at this site and the loss of B1(c) floorspace.

Therefore, taking on board the Council's comments the application plans have been amended to now reflect the reconfiguration of floorspace to provide further B1(c) jewellery space at basement level. This change will enhance provision of jewellery space to Hatton Garden Business Centre and support Hatton Garden's unique role in London as the country's leading jewellery and diamond district. As part of the determination of the application we will discuss with the Council how the additional jewellery units at basement level will be secured.

The restaurant provision at ground floor has also been reduced to now provide an additional B1(a) office unit. The restaurant will maintain an active frontage along Leather Lane and Baldwin's Gardens and will enhance the attraction for the offices and workshops in the building as well as for the surrounding

community. An additional B1(a) unit at ground floor will benefit this employment led scheme by providing further office space.

These changes have been discussed and agreed in principle with the Council. Therefore to regularise the application we submit the following updated information:

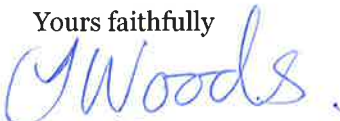
- 1 The following planning application drawings prepared by Karakusevic Carson architects:
  - Site Location Plan, drawing number: 203\_A\_P\_001\_01 Rev 01 [no change from original submission]
  - Existing Basement Plan, drawing number: 203\_A\_P\_110\_00 Rev 02 [the key and hatching on this plan has been updated for clarity]
  - Existing Ground Floor Plan, drawing number: 203\_A\_P\_110\_01 Rev 02 [the key and hatching on this plan has been updated for clarity]
  - Proposed Basement Plan, drawing number: 203\_A\_P\_110\_10 Rev 04 [this plan now shows the provision of five additional B1c jewellery units at basement level]
  - Proposed Ground Floor Plan, drawing number: 203\_A\_P\_110\_11 Rev 02 [this plan now shows a reduced restaurant area and an additional B1 office unit].
- 2 An update planning application form to reflect the changes to the description of development and floor space figures.
- 3 An updated CIL Additional Questions Form to reflect the changes to the description of development.

The proposals will allow Workspace to attract a quality restaurant operator to its site to further enhance its proposals for Hatton Square Business Centre. The Hatton Square Business Centre, which is currently being implemented, will greatly improve the quality of business and jewellery floorspace at Hatton Garden in line with the aspirations within the Council's statutory development plan for this area.

The Planning Statement originally submitted with the application demonstrates that the proposed development complies with all aspects of the statutory development plan, and in line with paragraph 14 of the NPPF, planning permission should be granted without delay.

We trust you have sufficient information to determine the updated application and will contact you shortly to confirm this. In the meantime, should you have any queries please do not hesitate to contact me or my colleague Neil Goldsmith.

Yours faithfully



**Jennifer Woods**

Senior Planner