

Director of Planning,
Camden Borough Council
5 Pancras Square
London,
N1C 4AG

24th September 2019

Dear Sir/Madam,

Petersham House, 57A Hatton Garden, London, EC1N 8JG

We are submitting through the Planning Portal an application for Planning Permission minor alterations to the external envelope of the above building.

Background

The application building is located to the Northern end of Hatton Garden. It is a prominent building, though is not listed though it does sit within the Hatton Garden Conservation Area. Within the Conservation Appraisal document Petersham House is not noted as having positive or negative impact on the Hatton Garden area.

The building was originally constructed in the 1960s and is very typical of the period. It is a concrete framed building and consists of 6 storeys (ground plus five upper levels). The building is of solid construction, though is tired in it's appearance and would clearly benefit from refurbishment.

The building has recently been acquired by Areaworks (the applicant) who propose extensive internal and external refurbishment works in order to provide co-working space.

Proposal

The works proposed at present are seen as phase 1 of wider aspirations for the site. The primary alteration to the building proposed is the replacement of the current roller shutter doors to the Hatton Wall elevation of the building at ground floor level. This installation will incorporate planting box at fascia height, meaning that the ground floor of the building will have better street presence and provide some animation and greenery at street level. Similarly planters to the Hatton Garden side of the building will offer further greenery in an area with little open space and planting.

Further to this it is proposed to install feature light within the stairwell. This will be located within the building.

In terms of further freshening up the exterior of the building it is proposed to paint the existing brickwork and window frames. These works are considered to be adequately covered by Part 2, class C of The Town and Country Planning (General Permitted Development)(England) Order 2015 and are highlighted within the application drawings in order to provide the fuller context for the proposals . The building at present has internally painted spandrel panels which cover floor slabs and above ceiling services. The applicant is keen to refresh these areas as the paint is beginning to de-laminate. Solutions to this issue have been investigated, though repainting from the inside would involve the removal of all ceilings, raised access floors, and fire stopping to the perimeter of the existing floor slabs internally and therefore involve major works. It is feared that this approach would possibly not achieve a neat and presentable finish. It is also not considered that this would provide a workable long term maintenance solution. The proposal to install a surface applied vinyl to the exterior of the windows is therefore considered the most workable, efficient and maintainable proposal. The installation of this film is very much viewed as decoration, it would be of a single grey colour and would not be installed as any type of advertising.

Policy

Planning policy is set out at National and Local level. Sources of guidance relevant to the present proposals are:

- National Planning Policy Framework (NPPF)
- The London plan 2016
- Camden local plan July 2017
- Camden planning guidance 2017

National Planning Policy Framework (NPPF) was published July 2018 by the government and sets out the national standards which require to be considered by individual Authorities when producing Local Planning guidance. It contains an overarching set of principles which must be applied to all planning situations. The NPPF contains the outline within which Local Policy must sit, the guidance within NPPF therefore is primary.

NPPF recognises the importance of businesses uses on the local and national economy and the importance of allowing business operations to grow, develop and flourish. Clearly with regard to the current proposals, this is considered on a small scale level. However, it is clear that the works to the external fabric of the building will provide a more welcoming proposition from where business can operate.

*Camden Local Plan (2017) Policies**D1 – Design*

The council require that a high quality of design is achieved. Design should respect the local character, context and preserve or enhance the historic environment. Materials and detailing are to be high quality and sustainable design and construction are heavily encouraged.

The present works have been developed with these requirements in mind. The proposals work to bring new life and vitality to an existing building. The re-use of buildings is demonstrated as being sustainable. The improved building will enliven the building at ground floor level with the replacement of the current roller shutters with large glazed openings, allowing the building to have an active frontage.

D2 – Heritage

Promoting the protection of heritage assets and conservation areas.

It is considered that in enhancing and improving the existing building, a positive contribution might be offered by Petersham House

E1 and E2 - Economic Development and Employment premises and sites

Camden Local Planning Policy encourages economic development through more and improved employment sites

The works proposed as part of this application will improve the existing office stock. The focus of Areaworks co-working spaces is on providing space, support networks and training for small to medium sized organisations and so the underlying purpose and ethos of the company aligns with Camden Council's aspirations in terms of job creation, enhancement and economic development within the borough.

Conclusion

We feel that the proposals outlined above and in the accompanying drawings are sensitive to the building and the wider context of the Hatton Garden Conservation Area. The alterations to the building will enable interaction on street level and provide beneficial internal environment as well as providing animation to the surrounding streetscene. The further alterations outlined in the proposal documents will improve the appearance of a tired but structurally sound building.

It is considered that the proposed installation accords with council policy as set out above.
We believe that the accompanying material sufficiently outlines the proposals. However, should you require any further information please do not hesitate to contact me.

Yours faithfully,

A handwritten signature in blue ink that reads "Sheona Devine". The signature is written in a cursive, flowing style.

for and on behalf of Left City Ltd.