

JWP/LO/DP5057

05 June 2020

London Borough of Camden
Planning and Regeneration
2nd Floor
5 Pancras Square
London
N1C 4AG

DP9 Ltd
100 Pall Mall
London SW1Y 5NQ

Registered No. 05092507

telephone 020 7004 1700
facsimile 020 7004 1790

www.dp9.co.uk

Dear Sir / Madam,

**TOWN AND COUNTRY PLANNING ACT 1990
APPLICATION FOR FULL PLANNING PERMISSION
51-53 HATTON GARDEN, LONDON, EC1N 8HN**

On behalf of the applicant, Dorrington Midtown Limited, we enclose herewith an application for full planning permission for the following:

“Replacement of the existing ground floor façade and entrance at 51-53 Hatton Garden.”

The Site

The site comprises 51-53 Hatton Garden, a 7 storey plus basement commercial building, located at the northern end of Hatton Garden.

Originally built in 1938, the building is not listed but does fall within Sub-area 3 (The Trading Centre) of the Hatton Garden Conservation Area where it is identified as a ‘positive contributor’.

The site is close to Farringdon station and is highly accessible by public transport.

Proposed Development

The proposed development comprises the replacement of the existing ground floor façade in order to create a design and appearance that is more in-keeping with the original façade at the upper levels of the building. This will be achieved by:

- Retaining the original stone features on the ground floor facade, but removing the later infill additions which are considered to be of poor quality;
- Restoring the original pier arrangement design by placing two new stone piers symmetrical to the original ones, which will be made to match the existing stone;
- Infilling the bays with high quality glazing which will allow the elegant proportions of the original stone façade to once again become the dominant feature;
- Providing a solid datum comprising terrazzo / stone and metal on the doors, allowing the building to ground when it touches the pavement; and
- Having restored the original stone arrangement, the two entrance doors will be placed in the smaller width bays.

Full details of the proposed amendments are set out in the Design and Access Statement prepared by



Piercy & Co which accompanies this application.

Planning Policy

The Development Plan comprises policies from the adopted Camden Local Plan (July 2017), the adopted London Plan (March 2016, as amended January 2017) and the draft policies from the 'Intend to Publish London Plan' (December 2019).

The policies relevant to the proposed development are considered accordingly, below.

Heritage and Conservation

The site is located within Sub-Area 3 of the Hatton Garden Conservation Area and the building is identified as a 'positive contributor'.

Adopted Camden Local Plan (CLP) Policy D2 requires that development within conservation areas enhances the character or appearance of the area. In addition, the policy states that where development involves the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of the conservation area, this will be resisted.

Design

Adopted London Plan (LP) Policy 7.4 requires development to have regard to the form, function and structure of an area, place or street and that development should improve an areas visual connection. LP Policy 7.6 also states that buildings should comprise details and materials that complement the local architectural character.

CLP Policy D1 states that the Council will require that development respects local context and character; preserves or enhances the historic environment and heritage assets; comprises details and materials that are of high quality and complement the local character; and integrates well with the surrounding streets and contributes positively to the street frontage.

When considering the design of shopfronts, CLP Policy D3 states "*where an original shopfront of architectural or historic value survives, in whole or in substantial part, there will be a presumption in favour of its retention.*" Furthermore, Camden Planning Guidance 1 Section 7 (Shopfronts) describes the general principles for shopfront alterations and states that any alterations should respect the detailed, design, materials, colour and architectural features of the building.

Planning Policy Assessment

The original ground floor façade design has been amended over time and is no longer reflective of the design of the upper levels of the building.

Therefore, having drawn inspiration from the original façade design and the surrounding area, the proposals seek to reinstate the original proportions of the ground floor façade and entrance so that they are reflective of the original frontage and are sympathetic to the host building.

This will be achieved through the re-instatement of the original symmetrical pier arrangement, as well as through the use of high-quality materials which include Portland Stone, Green Terrazzo and bronze



coloured framed windows; all enabling the ground floor façade to once again tie in with the design on the upper floors of the building, as well as enhancing the ground floor frontage.

The proposal will also create an active and animated street frontage and – having drawn inspiration from the original facade of the building as well as the wider area's specific character – it is considered that the proposals would cause no harm to the significance of the building, its architectural interest or the character and appearance of the conservation area. Instead, it is considered that the proposals will contribute to and enhance the conservation area.

In light of the above, the proposals are considered to be policy compliant.

Application Documentation

In light of the above, the following documentation has been submitted online via the Planning Portal:

1. Payment of Application Fee of £234.00;
2. Application Form prepared by DP9 Ltd;
3. Community Infrastructure Levy (CIL) – Planning Application Additional Information Requirement Form;
4. Design and Access Statement, prepared by Piercy & Co; and
5. Application Drawings:
 - 13551-A-XX-00-01: Site Location Plan 1 of 2
 - 13551-A-XX-00-02: Site Location Plan 2 of 2
 - 13551-A-XX-00-03: Existing Street Elevation
 - 13551-A-XX-00-04: Existing Elevation
 - 13551-A-XX-00-05: Existing Site Plan
 - 13551-A-XX-00-06: Existing Plan
 - 13551-A-XX-00-07: Proposed Street Elevation
 - 13551-A-XX-00-08: Proposed Elevation
 - 13551-A-XX-00-09: Proposed Site Plan
 - 13551-A-XX-00-10: Proposed Plan

We trust the enclosed is satisfactory for you to progress the application but should you require any further information, or have any further queries, then please do not hesitate to contact Louise Overton.

Yours faithfully,

DP9 Ltd

DP9 Ltd