

JWP/LO/DP5057

17 June 2020

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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:

“Removal of existing plant from level 7 and provision of new consolidated plant screened on top of an existing plant room and lift overrun at level 7, creation of a new terrace at levels 7 and within the rear yard at ground floor level, plus the removal of two windows and replacement with doors at 6th floor level on the front elevation of the building to allow access onto an existing terrace and the installation of a new window on the rear stair core wing on the 6th floor.”

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:

- Removal of existing plant equipment at 7th floor level;
- Consolidation and relocation of new plant equipment to be located on top of an existing plant room and lift overrun at 7th floor level, which will be screened;
- Provision of a terrace and landscaped area at 7th floor level;
- Removal of two existing windows and replacement with two doors on the front elevation at 6th floor level to allow access onto an existing terrace;
- Installation of a new window on the rear stair core wing on the 6th floor;
- Provision of a landscaped area at ground floor level within the rear yard of the building;



- Creation of a storage area within the rear yard of the property at lower ground floor level, with a terrace and landscaped area to be provided above; and
- Replacement of an existing metal gate at the rear of the property which provides a secondary means of access to the property off Hatton Place.

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

As identified above, the site is located within Sub-Area 3 of the Hatton Garden Conservation Area and the building is identified as a ‘positive contributor’.

Adopted London Plan Policy 7.8D states that development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials, and architectural detail.

Adopted Camden Local Plan (CLP) Policy D2 requires that development within conservation areas enhances the character or appearance of the area. In addition, 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.

Furthermore, Section 5 of the Camden Planning Guidance (CPG) ‘Design’ (March 2019) states that alterations should always take into account the character and design of the property and its surroundings, with proposals using materials and detailing that are sympathetic to the host building. In addition, proposals should respect and preserve existing architectural features, consider its effects on local views and consider the effects on the amenity of adjacent residential properties with regards to daylight, sunlight, outlook and privacy as well as the working conditions of occupants of the adjacent non-residential buildings.



When considering proposals for roof alterations, Paragraph 5.13 of CPG ‘Design’ states that proposals are likely to be acceptable where good quality materials and details are used, with the visual prominence, scale and bulk being appropriate to the local context; there is an established form of roof addition; and where alterations are architecturally sympathetic.

With regards to terraces, CPG ‘Design’ Paragraph 5.16 recognises that roof terraces can provide “*valuable amenity space for workers who would otherwise have little or no exterior space*” and Paragraph 5.17 states that terraces should complement the elevation upon which they are to be located. Furthermore, Paragraph 5.18 considers whether the size of the roof terrace provides the ability to combine space both for the amenity of workers and planting for biodiversity with the latter potentially giving workers access to nature.

Finally, Paragraph 9.21 of CPG ‘Design’ states that when considering the design of building services equipment in conservation areas, the visual impact of the services should be considered, including views into and from conservation areas.

Noise

Policy A4 of the CLP states that planning permission will not be granted where development is likely to generate unacceptable noise and vibration impacts or where development is sensitive to noise in locations which experience high levels of noise, unless appropriate attenuation measures can be provided.

Planning Policy Assessment

The proposed development seeks to remove the existing exposed plant located at 7th floor level and replace with consolidated new plant behind a screen that will be located on top of an existing plant room. In relocating the plant to within a screened enclosure which has been designed to be visually attractive and sympathetic to the existing building and conservation area, not only will this remove the ‘clutter’ and be more visually enhancing to those who have views onto the existing roof of the building, the screen will also reduce noise levels and conceal the appearance of the plant in the conservation area; thus addressing CLP Policy A4 and Paragraph 9.21 of the CLP.

In removing the existing plant from the 7th floor level an opportunity is created for the provision of a roof terrace which will provide an amenity and break-out space for the users of the building. The incorporation of landscaping will not only offer valuable urban greening opportunities and create interest through the use of planters of varying heights, but will also provide ecological enhancements. Further terraces and amenity spaces are also to be provided at 6th floor and at ground floor levels, again creating pockets of space which the occupiers of the building can use. The provision of these spaces, which will contribute to the wellbeing of the occupiers of the building, as well as providing much needed greening to the building, are therefore considered to accord with CPG ‘Design’ Paragraph 5.16.

The design of the proposals overall has been carefully considered in the context of the Hatton Garden Conservation Area which the site falls within, and the likely impact that these might have on the architectural interest of the building, the character and appearance of the conservation area and on the LVMF. The Heritage Statement which accompanies this application states the following:



- The existing plant room sits above the existing rear extension and its front edge is sufficiently set back from the front elevation that it would not be visible in street views. The proposed screen wall around the relocated plant (which is to be located on top of the existing plant room / lift overrun) is therefore not visible in views from the south or north either and “*would not have any impact upon the architecture of the principle elevation.*” Furthermore, when considering LVMF View 2A where the Threshold Plane is approximately 60m, the tallest section of the proposed screen would bring the highest part of the building to 49.1m. Therefore, the proposal would not be in conflict with the guidance set out in the LVMF.
- Creating a terrace on the 7th floor would not require any change of profile and would not result in the loss of historic fabric. The replacement of an existing metal safety railing with a 1.1m high railing would be visible above the set-back sixth floor of the building, but the “*impacts upon the architectural interest or character of the principle elevation would be de-minimus*”;
- The replacement of two existing windows with two new doors allowing access onto an existing terraced area at 6th floor level would match the framing and glazing pattern of the existing windows. A new, slim profile railing would be provided for safety and whilst this would be visible from the street level, the “*impact upon the architectural interest or character of the principle elevation would be de-minimus*”.

The report concludes that the “*proposals would cause no harm to the significance of the building, including its architectural interest, or the significance of the Conservation Area, including its character and appearance*”. Therefore, it is considered that the proposals are compliant with Adopted London Plan (LP) Policy 7.4, CLP Policy D1 and Section 5 of the Camden Planning Guidance (CPG) ‘Design’.

In light of the above, the proposed development is considered to be compliant with all relevant planning policies within both the adopted London Plan and the Camden Local Plan and should therefore be considered accordingly.

Application Documentation

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

- Payment of Application Fee of £234.00;
- Application Form, prepared by DP9 Ltd;
- CIL Additional Information Requirement Form, prepared by DP9 Ltd;
- Design and Access Statement, prepared by Piercy & Co;
- Heritage Statement, prepared by Conservation Planning;
- Daylight and Sunlight Assessment, prepared by Point2 Surveyors;
- Noise Assessment, prepared by Applied Acoustic Design; and
- Application Drawings:
 - 13551-A-XX-00-01: Context Plan
 - 13551-A-XX-00-02: Site Location Plan
 - 13551-A-XX-00-03: Existing Front Elevation
 - 13551-A-XX-00-04: Existing Rear Elevation
 - 13551-A-XX-00-05: Existing Lower Ground Floor Plan
 - 13551-A-XX-00-06: Existing Ground Floor Plan
 - 13551-A-XX-00-07: Existing Sixth Floor Plan
 - 13551-A-XX-00-08: Existing Seventh Floor Plan
 - 13551-A-XX-00-09: Existing Roof Plan
 - 13551-A-XX-00-10: Existing Section AA
 - 13551-A-XX-00-11: Existing Section BB



- 13551-A-XX-00-12: Proposed Front Elevation
- 13551-A-XX-00-13: Proposed Rear Elevation
- 13551-A-XX-00-14: Proposed Lower Ground Floor Plan
- 13551-A-XX-00-15: Proposed Ground Floor Plan
- 13551-A-XX-00-16: Proposed Sixth Floor Plan
- 13551-A-XX-00-17: Proposed Seventh Floor Plan
- 13551-A-XX-00-18: Proposed Roof Plan
- 13551-A-XX-00-19: Proposed Section AA
- 13551-A-XX-00-20: Proposed Section BB
- 13551-A-XX-00-21: Existing and Proposed Core Southern Elevations
- 13551-A-XX-00-22: Existing and Proposed Rear Yard Gate
- 13551-A-XX-00-23: Proposed Plant Screen Elevations

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 Jim Pool or Louise Overton.

Yours faithfully,

DP9 Ltd

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