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

20th August 2021

VIA E-MAIL

Dear Sir / Madam,

Johnson Building, 77 Hatton Cross, London

**APPLICATION FOR FULL PLANNING PERMISSION FOR AN EXTENSION OF THE EXISTING
ROOF TERRACE**

We write on behalf of our client, Johnson Hatton Office Unit Trust / Arax Properties ('the Applicant') to formally submit an application for full planning permission for an extension of the existing level 5 roof terrace at the Johnson Building, 77 Hatton Garden, London EC1N 8JS ('the Site').

The application seeks planning permission for the following development:

"Alteration and extension to the existing Level 5 roof terrace".

In support of this application, we provide the following documentation:

- This Planning Covering Letter prepared by Iceni Projects
- Application forms, prepared by Iceni Projects via the Planning Portal
- Existing and Proposed Drawings, prepared by JRA
- Site Location Plan, prepared by JRA
- Design and Access Statement, prepared by JRA

a. Rationale

This planning application is being sought to improve the amenity space provided at the Johnson Building. Due to the Covid-19 pandemic, there has been a shift in working patterns that has seen many businesses vacate commercial office spaces within central locations. Consequently, the Applicant is seeking to attract workers back to the office with high quality amenity facilities.

This proposal will be one of a number of interventions the Applicant will be pursuing over the next 12 month. This proposal has been submitted following pre-application discussion with Camden Council in June / July 2021.

b. The Site / Background

The Johnson Building is the largest building within Johnson Garden and comprises a lower ground floor, ground floor and 6 floors above. The Site is located within the London Borough of Camden and is in use for retail at the ground floor and offices.

The Site does not contain any statutory listed buildings and it is located within the Hatton Cross Conservation Area.

In terms of planning designations, the site is located within the Hatton Garden Area which has been designated due to its special character and renowned jewellery manufacturing and trading. The frontage along Hatton Gardens is designated as a protect frontage (primary and secondary).

The Site benefits from a public transport accessibility level (PTAL) of 6B, indicating excellent access to public transport. Numerous bus routes operate from Farringdon Road, and Farringdon Overground and Underground Station is located within 300m of the Site.

c. Relevant Planning History

Table 1 below details the relevant planning history for the Site. Previous planning applications have sought to install air conditioning units and to make alterations to the building.

LPA Reference	Proposal	Decision
2017/2714/P	Alterations to street doors, erection of canopies over doors, creation of new reception area by enclosing a small open space and alterations to an undercroft entrance (Class use B1a)	Granted 29/06/2017
2014/6658/P	Installation of an air conditioning unit at roof level.	Granted 22/05/2015
2014/4515/P	Installation of 2 air conditioning units and retention of 3 air conditioning units at main roof level.	Granted 19/09/2014
2008/2381/P	Removal of existing window and replacement with door on the south elevation at 5th floor level.	Granted 19/08/2008
2007/2766/P	Installation of two air conditioning units adjacent to existing plant at 6th floor (roof level) of existing office building.	Granted 23/08/2007
2007/5266/P	Retention of 3 air conditioning units on the roof of office building (B1 Use).	Granted 24/01/2007
2006/5473/P	Installation of two air conditioning units adjacent to existing plant at 6th floor (roof level) of existing office building.	Granted 24/01/2007

2006/3829/P	The installation of an additional transom bar to 2x ground floor glazing bays on the Hatton Garden facade of the existing office (Class B1) building.	Granted 09/10/2006
2006/2155/P	Alterations to the existing office building (B1 Use Class) to create two new entrances on the Hatton Garden facade and associated external alterations	Granted 04/07/2006

d. The Proposed Development

The proposed development seeks full planning permission to extend the current roof terrace at the fifth floor level of the Johnson Building. The roof terrace is located on the southern side of the Johnson Building, and would be extended from 51m² to 84m². The application would improve the amenity quality of the outdoor space provided at the Johnson Building and would deliver high quality decking.

The terrace would be accessed through the existing level access and would only be used by occupiers of the Johnson Building.

e. Planning Policy Considerations

Although the Government's NPPF and Planning Practice Guidance (PPG) are important material considerations to be taken into account in determining planning applications, the planning Acts confirm that the 'Statutory Development Plan' should be the starting point for such decisions. In this respect, Section 38(6) of the 'Planning and Compulsory Purchase Act 2004' (the Act) states:

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise."

The Development Plan for the London Borough of Camden consists of:

- The London Plan (2021)
- Camden Local Plan (2017)

Camden Council also have a number of supplementary planning documents / guidance (SPDs/ SPGs) which form material considerations for this application.

An assessment of the relevant planning considerations for the development are provided below:

Principle of Development

Policy E1 'Offices' of the London Plan (2021) supports improvements to the quality, flexibility and adaptability of office space of different sizes (for micro, small, medium-sized and larger enterprises).

At local level, Camden Local Plan (2017) Policy E2 'Employment premises and sites' seeks to protect existing premises and encourages the provision of employment premises and sites in the borough.

The Site is situated within a location where office use is directed. The proposal seeks to enhance the existing facilities through increasing and enhancing the outdoor amenity facilities at the Site. The provision of a roof terrace is considered appropriate in this central location, which is predominantly in commercial use. There would be no harm to residential amenity, and the terrace would provide high quality, private outdoor amenity space, improving the accommodation available to the occupiers.

Design and Heritage

Good design is a central objective of the London Plan (2021), Policy D1 'Design' outlines that new development should deliver high quality design in developments.

The proposed development seeks a small increase of the existing roof terrace from 51m² to 84m². The roof terrace would not be visible from the street scene and there would be no impact upon the Hatton Garden Conservation Area.

Overall the extension to the roof terrace would enhance the outdoor amenity provision of the building, improving the facilities for the building occupiers.

Amenity

Camden Local Plan (2017) Policy A1 'Managing the impact of development' seeks to protect the quality of life of occupiers and neighbours by granting permission for development that do not cause unacceptable harm to amenity. This includes protecting visual privacy and outlook.

The design of the roof terrace has been carefully thought out to ensure an appropriate relationship with neighbouring properties, specifically that of the properties to the west at 32 Leather Lane and to the east at 83 Hatton Garden, with the extension maintaining the separation distance between these properties.

The existing terrace currently overlooks 32 Leather Lane, and this situation would not be increased by the proposal. To the east, 84 Hatton Garden was erected after the Johnson Building was in operation.

Overall, the proposal would not cause an amenity harm on the adjacent buildings.

f. Conclusion

The proposal for an extension to the existing roof building would enhance the outdoor amenity facilities for occupiers, creating a high quality working environment.

This roof terrace would not cause any harm to the Hatton Garden Conservation Area, and it would be able to operate effectively, avoiding any impact to neighbouring residential properties through its careful design.

We trust the enclosed is sufficient for your current purposes and we look forward to receiving confirmation that the application has been registered and validated. In the meantime, please contact Lewis Westhoff (lwesthoff@iceniprojects.com 07557 678 587) or Tasha Bullen (tbullen@iceniprojects.com 07881 490 480).

Yours faithfully,



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