

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

24th August 2021

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 have already carried out extensive internal and external refurbishment works in order to provide co-working space.

Proposal

The new tenant of the building, Areaworks operate co-working office space. As part of their works to the building they have completely refurbished the interior of the building and have replaced and consolidated mechanical plant to the roof, along with the creation of roof terrace space. They recognise that parts of the exterior of the building would benefit from remodeling to allow a more welcoming appearance along with improving the street level presence of the building.

It is proposed that improvements are made primarily to the Hatton Wall elevation of the of the building. At present there are unsightly roller shutters in place. It is proposed that these are replaced with a more contemporary solution consisting of garage doors which contain large areas of clear perspex in order to allow a more light into the building but also provide a better street presence.

Louvers are to be installed above the garage style doors to allow ventilation to operate within the space. Some of these louvers will be decorative only. It is felt that the continuous band to the full extent of the elevation provides a more cohesive solution.

Similar application was made previously (2019/5303/P), though this proposed to remove the use of this frontage as a loading bay. The landlord, on further consideration realized that as part of their ongoing responsibilities toward and use of the building, did still require these loading bays to be a useable feature of the building for occasional use and have therefore asked the tenant to explore a design solution which would meet their requirement to bring more light into the ground floor space, but also to allow the loading bay function to fulfill the landlord's long term requirements. Further proposals to enliven the building appearance are the installation of planters to both the Hatton Garden and Hatton Wall elevations as fully described in the drawings.

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 2021
- Camden local plan July 2017
- Camden planning guidance 2017

National Planning Policy Framework (NPPF) 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, whilst allowing the roller shutters to operate as and when required.

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 otherwise 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".

for and on behalf of Left City Ltd.