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

27th August 2021

VIA E-MAIL

Dear Sir / Madam,

6-7 St Cross Street, Johnson Gardens, London

**APPLICATION FOR FULL PLANNING PERMISSION FOR AN AMENITY ROOF TERRACE AT
LEVEL 2 AND AT LEVEL 6 AND IMPROVEMENTS TO THE EXISTING ROOF TERRACE AT
LEVEL 5**

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 the introduction of a roof terrace at level 2 and at level 6, and improvements to the existing roof terrace at level 5 at 6-7 St Cross Street, London ('the Site').

The application seeks planning permission for the following development:

"An amenity roof terrace at level 2 and at level 6 and improvements to the existing roof terrace at level 5".

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 provide additional outdoor amenity space for occupiers of Johnson Gardens, and to improve the existing amenity provision.

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

6 - 7 St Cross Street comprises a basement, ground floor and six floors located within the wider Johnson Gardens. The building is in use as an office and access is gained from St Cross Street and from the Johnson Gardens courtyard.

The Site is located within the London Borough of Camden and does not contain any statutory listed buildings, 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 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 Clerkenwell Road, and Farringdon Overground and Underground Station is located within close proximity of the Site.

c. Relevant Planning History

A review of the Council's online planning register has identified the following applications associated with the Site:

Application reference	Proposal	Decision
2004/1466/A	Display of two 9m x 6m poster-boards to Hatton Garden elevation and ribbon poster-boarding for the full width of Hatton Garden and St Cross Street elevation. (Part of wider site including New Garden House, 71-78 Hatton Garden, 5-7 St Cross Street & 28-38 Leather lane)	Approved 01/07/2004
2004/1857/P	Submission of details of elevations and facing materials to be used on the building (including a full sample panel) pursuant to condition 9; and submission of details pursuant to 11(a) Typical glazing details for all new windows and glazed areas at 1:20 including sections and elevations; 11(b) Details of the front entrance at 1:20 including elevation and section; 11(c) Typical details of the pavement lights at 1:20; 11(d) details of the plant screening including elevations and sections at 1:20 relating to planning permission PSX0105374/R2 dated 9th March 2004. (Part of wider site including New Garden House, 71-78 Hatton Garden, 5-7 St Cross Street & 28-38 Leather lane)	Approved 12/05/2004
2004/0396/P	Submission of details of a sample panel of the facing materials to be used on the canopies showing the colour and finish, pursuant to additional condition 1 of planning permission dated 19th April 2002 (Reg.no. PSX0204115).	Approved 05/03/2004

PSX0204958	Installation of air condenser unit at roof level, as shown on drawing number; Q1691; and 1 sheet specification details.	Approved 10/10/2002
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d. The Proposed Development

The proposed development seeks full planning permission for:

- an amenity roof terrace at level 2;
- an amenity roof terrace at level 6; and
- improvements to the existing roof terrace at level 5.

At present the roof at the second-floor level is not accessible, the proposed development would provide 55m² of accessible outdoor amenity space for occupiers at second floor level.

The level 6 roof wraps around the north and western side of the building and is used for maintenance and façade access. It is not accessible by occupiers of the building. The proposal seeks to utilise this space by providing 343m² of private outdoor amenity space for occupiers of Johnson Gardens.

The current fifth floor roof terrace wraps around the north and western side of the building. The area of the roof terrace would be reduced from 70m² to 63m² but would be improved through the provision of a new decking to provide high quality outdoor amenity space for the occupiers at fifth floor level.

To meet fire safety standards a fire escape stair is required. This will be located to the rear of the building at the Johnson Gardens courtyard side. This fire escape would not be visible from the Leather Lane street scene and there would be a limited visual impact on the Hatton Garden Conservation Area.

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 create and enhance the existing facilities by providing outdoor amenity facilities at the Site. The provision of the roof terraces is considered appropriate in this central location, which is predominantly in commercial use. There would be no harm to residential amenity, and the terraces 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 to provide an amenity roof terrace at level 6, an amenity roof terrace at level 2; and improvements to the existing roof terrace at level 5 of 6 – 7 St Cross Street.

The roof terraces at level 5 and 6 would be visible from Leather Lane and St Cross Street, however the terraces have been designed to reduce the visual impact through landscaping. The proposed development seeks to provide high quality amenity space and would significantly enhance the facilities available to the occupiers of the building, providing a positive contribution to Johnson Gardens. Overall the small visual impact on the street scene would be outweighed by the positive contribution to the building, and attracting workers back to the office.

Overall the extension to the roof terrace would provide and enhance the outdoor amenity provision at Johnson Gardens, providing a significant betterment to the amenity facilities available to 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 separation distance with the adjacent properties would be maintained, and the terrace has been designed to increase the visual separation distance through landscaping.

To ensure that neighbouring amenity is safeguarded, management measures would be put in place to ensure an appropriate relationship between residents and the roof terrace.

The management of the proposed roof terrace would include the following requirements/parameters:

- The roof terrace would only be used by the occupants of the building and shall not be rented out or provide access to the general public for parties or events.
- The roof terrace would only be used between the hours of 09:00 and 18:00 Monday – Friday in line with standard office hours.
- No amplified music would be played from the roof terrace.
- The management company for the building (if applicable) would provide neighbouring properties with contact information to record any complaints associated with the use of the roof terrace, allowing an appropriate route of action be in place should nearby residents feel negatively affected by the development.

This list is not exhaustive and further management measures can be agreed in consultation with the Council if deemed necessary.

The Applicant would be willing to agree via condition or Section 106 planning obligation a requirement to prepare a detailed management plan for the use of the roof terrace to ensure these measures are appropriately secured.

It is therefore considered that through the implementation of the above management measures, and through the design considerations, that an appropriate relationship could be formed between the roof terrace and the neighbouring residents of St Cross Street and Leather Lane. Overall, it is thought that there would be no negative amenity impacts upon neighbouring properties.

f. Conclusion

The proposals for 6 – 7 St Cross Street would ensure the Applicant can achieve its objective to create high quality working environments thorough improving the quality and type of the outdoor spaces provided.

This roof terraces would be able to operate effectively, avoiding any impact to neighbouring residential properties through its careful design and range of management measures.

The Applicant is excited to deliver these improvements to the Site and looks forward to working with the Council to allow this objective to be realised.

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,

A handwritten signature in black ink that reads "Iceni Projects Ltd." The signature is written in a cursive, slightly stylized font.

ICENI PROJECTS LTD