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**FAO Ms Kate Henry**

02 December 2021

LW/TB – 21/057  
VIA PLANNING PORTAL

Dear Kate

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)**

**JOHNSON GARDENS, 5 ST CROSS STREET AND 6-7 ST CROSS STREET, HATTON GARDEN,  
LONDON EC1N 8UB**

**FULL PLANNING APPLICATION FOR A LAND USE SWAP**

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We write on behalf of our client, Johnson Hatton Office Unit Trust / Arax Properties ('the Applicant') to formally submit an application seeking full planning permission to relocate existing light industrial floorspace within Johnson Gardens via a land use swap, alongside minor alterations to an existing stair. This application relates to 5 St Cross Street and 6-7 St Cross Street, London EC1N 8UB.

This land use swap would see the existing 493 sqm NIA of light industrial floorspace (Class E(g)(iii)) within 5 St Cross Street provided at lower ground floor level at 6-7 St Cross Street. The existing commercial floorspace (open Class E) within 6-7 St Cross Street would be re-provided within 5 St Cross Street. Associated with this land use swap are alterations to an access stair to the rear of 5 St Cross Street, associated with improvements to end of journey facilities within the wider Johnson Gardens Estate.

This application has been submitted following discussions with the Council and is part of the Applicant's wider vision for Johnson Gardens which seeks to improve the overall quality and flexibility of commercial space and the shared amenities available to tenants. This land use swap application is proposed to ensure that light industrial floorspace is provided at a location within Johnson Gardens that is most suited to light industrial occupiers, with flexible layouts and access to shared amenities.

**Description of development**

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The application seeks planning permission for the following development:

*"Change of use of basement, ground, first, second and third floor of 5 St Cross Street from Class E(g)(iii) to Class E, change of use of the lower ground floor level of 6-7 St Cross Street from Class E to Class E(g)(iii), together with associated access stair improvements to the rear of 5 St Cross Street.*

## **Application documentation**

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

- Application forms and certificates, prepared by Icen Projects
- CIL Form, prepared by Icen Projects
- Existing and Proposed Drawings, prepared by JRA
- Site Location Plan, prepared by JRA
- Design and Access Statement, prepared by JRA
- Planning Statement, prepared by Icen Projects
- Commercial Agents Letter, prepared by Compton.

## **Application fee**

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An application fee of £462 was paid when submitting the application via the Planning Portal. This was calculated on the basis of the development constituting a 'material change of use of a building' with respect to the land use swap and 'other operations' with respect to the alteration to the access stair.

We would be grateful if you can please issue an acknowledgement letter/receipt.

## **Summary**

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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](mailto:lwesthoff@iceniprojects.com) 07557 678 587) or Tasha Bullen ([tbullen@iceniprojects.com](mailto:tbullen@iceniprojects.com) 07881 490 480).

Yours faithfully,



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As listed above