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Kate Henry
London Borough of Camden Council
2nd Floor
5 Pancras Square
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30th November 2022

TB/LW– 21/057
BY EMAIL

Dear Kate,

5 ST CROSS STREET, JOHNSON GARDENS, LONDON EC1N 8UB – MINOR MATERIAL AMEDEMMENT TO PLANNING PERMISSION 2021/4246/P

On behalf of our client, Johnson Hatton Office Unit Trust, we enclose here within an application under Section 73 of the Town and Country Planning Act 1990 (as amended) for a Minor Material Amendment (S73) to the development permitted under reference 2021/4246/P. In summary permission is sought for:

Minor Material Amendment to vary Condition 2 of planning permission 2021/4246/P to increase the size of the 4th floor roof terrace and to convert an existing window into a door.

A full list of amended plans and documents is included within this letter, and in support of this application we enclose the following supporting information:

- Application forms, prepared by Iceni Projects;
- Design Statement, prepared by JRA; and
- Full set of revised plans, prepared by JRA.

In addition to this, the appropriate planning fee of £234 has been paid via the Planning Portal.

Application Background

5 St Cross Street, also known as Langdales, comprises five floors from lower ground to third floor. The Site is within Johnson Gardens which lies to the west side of Hatton Gardens. Access to the Site is gained from St Cross Street.

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.

Planning permission (Application reference: 2021/4246/P) was approved on 9th March 2022 under the description of development “*Creation of 4th floor roof terrace*”. This application sought to improve the amenity space provided at the Johnson Gardens to offer high quality, outside amenity space for occupiers.

Following the approval of Application 2021/4246/P, this S73 application is being submitted to provide level access to the roof terrace from the Johnson Building and to maximise the amount of outdoor

space offered. It also seeks to correct an inaccuracy in the parapet level following receipt of survey information which was not available at the time Application 2021/4246/P was granted.

An informal pre-application discussion was held with a Planning Officer on 21st October 2022. During this discussion the principle of the proposed amendment was discussed in addition to pursuing this via a S.73 application. The Officer considered the principle of the proposed amendment to be acceptable and would consider this via a S.73 application.

The proposed amendments

This application seeks a Minor Material Amendment to application 2021/4246/P to increase the size of the permitted 4th floor roof terrace by 17.9sqm and to convert an existing window into a door.

The conversion of the window in the Johnson Building into a door is proposed to improve the access to the roof terrace from the Johnson Building. This would allow step free access from the Johnson Building so that the terrace can be accessible to all.

The increase in the roof terrace by 17.9sqm would link the roof terrace with the proposed new access and would maximise the amount of useable space to be enjoyed by occupiers of the building.

The application also seeks to correct a minor discrepancy in the parapet level. This has had been identified following the receipt of survey information which was not available at the time planning permission Ref:2021/4246/P was granted. Due to this a new metal fascia is proposed alongside a new metal balustrade around the additional terrace area.

The proposed amendments would not be visible from the street scene and would have no impact on St Cross Street or the Hatton Cross Conservation Area.

Proposed Plan Changes

A number of the plans and drawings of application 2021/4246/P have been updated to reflect the amendment detailed above. These are as follows:

| Application 2021/4246/P Drawing Number | Proposed Drawing Number |
|--|----------------------------------|
| 1985-JRA-00-04-DR-A-0000 Rev P02 Location Plan | No change |
| 1985-JRA00-04-DR-A-0014 Rev P02 Existing Fourth Floor | No change |
| 1985-JRA00-04-DR-A-0114 Rev P02 Proposed Fourth Floor Plan | 1985-JRA-00-04-DR-A-0114 Rev P07 |
| 1985-JRA-00-XX-DR-A-0020 Rev P02 Existing North Elevation | No change |
| 1985-JRA-00-XX-DR-A-0022 Rev P02 Existing South Elevation | No change |
| 1985-JRA-00-XX-DR-A-0025 Rev P02 Existing Cross Section | No change |
| 1985-JRA-00-XX-DR-A-0120 Proposed North Elevation | 1985-JRA-00-XX-DR-A-0120 P05 |
| 1985-JRA-00-XX-DR-A-0122 Rev P04 Proposed South Elevation | 1985-JRA-00-XX-DR-A-0122 Rev P06 |

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|---|--|
| 1985-JRA-00-XX-DR-A-0125 Rev P04 Proposed Cross Section | 1985-JRA-00-XX-DR-A-0125 Rev P05 |
| 1985-JRA-00-XX-DR-A-0151 Proposed Fourth Floor terrace | 1985-JRA-00-XX-DR-A-0151 Rev P07 |
| 1985-JRA-00-XX-DR-A-0152 Rev P02 Proposed Fourth Terrace Details | 1985-JRA-00-XX-DR-A-0152 Rev P03 |
| 1985-JRA-00-XX-DR-A-0153 Rev P02 Proposed Fourth Terrace Details | 1985-JRA-00-XX-DR-A-0153 Rev P04 |
| - | 1985-JRA-00-XX-DR-A-0156 P04 Proposed Fourth Floor Balustrade Details |

Condition Wording

As a result, we seek to vary the wording of condition 2 to:

The development hereby permitted shall be carried out in accordance with the following approved plans: 1985-JRA-00-04-DR-A-0000 Rev P02; 1985-JRA-00-04-DR-A-0014 Rev P02; 1985-JRA-00-XX-DR-A-0020 Rev P02; 1985-JRA-00-XX-DR-A-0022 Rev P02; 1985-JRA-00-XX-DR-A-0025 Rev P02; 1985-JRA-00-04-DR-A-0114 Rev P07; 1985-JRA-00-XX-DR-A-0122 Rev P06; 1985-JRA-00-XX-DR-A-0125 Rev P05; 1985-JRA-00-XX-DR-A-0152 Rev P03; 1985-JRA-00-XX-DR-A-0153 Rev P04; 1985-JRA-00-XX-DR-A-0156 P04; 1985-JRA-00-XX-DR-A-0120 P05; 1985-JRA-00-XX-DR-A-0151 Rev P07; Design & Access Statement, dated 27/08/2021; Roof terrace balustrade design, dated 06/12/2021; Design Statement Amendment dated 27.10.2022.

Conclusion

The proposed amendment would provide level access to the roof terrace to ensure that it is accessible for all occupants of the Johnson Gardens. The proposal would not be visible from the street scene and would not have any impact on the Hatton Garden Conservation Area.

We trust that sufficient information has been provided both in the above letter and the documents provided in support of this application. However, should you require any additional information or would like to discuss any aspect of the submission, please do not hesitate to contact Tasha Bullen (tbullen@iceniprojects.com) or Lewis Westhoff (lwesthoff@iceniprojects.com).

Yours sincerely,



Iceni Projects