



H PLANNING LTD PROJECTS BROCHURE

ABOUT US

H Planning Ltd is a thriving Town Planning consultancy based in the heart of London. We offer a range of Town Planning services and specialise in the residential, commercial and mixed-use sectors. Our clients include private developers, landowners and institutional property owners.

We advise on a range of planning matters and can offer a bespoke service to suit your needs. Alongside general planning advice, we also project manage the planning application process on behalf of many of our clients.



SERVICES



- General Town Planning Advice & Planning Appraisals
- Planning Strategy



- Preparation and Submission of Planning Applications
- Project Management of Planning Applications



- Management of Pre-Application Process
- Negotiation of Planning Applications
- Preparation of Planning Statements



- Planning Appeals
- Planning Enforcement Advice & Appeals



- Submission of S.73 & S.96A Applications
- Representations & Site Promotion
- Permitted Development Advice
- Certificate of Lawful Use & Development Advice



- Community Infrastructure Levy (CIL) Advice
 - S.106 Planning Obligation Negotiations
-

SELECTED PROJECTS

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1

434 Montagu Road
Enfield N9

mixed use

61 units

regeneration

page 7

page 6



2

50 Farringdon Road
Islington EC1M

residential

13 units

prior approval



3

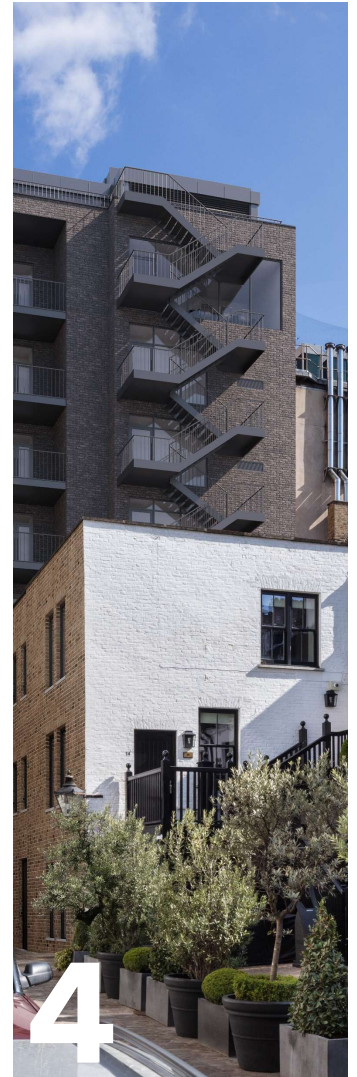
113 Mycenae Road
Greenwich SE3

residential

3 houses

conservation

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4

Queen's House
St James's Street
Westminster SW1

office

extension

conservation

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5

7D High Street
Barnet EN5

mixed use

9 units

regeneration

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6

51 The Ridgeway
Enfield EN1

residential

6 units

redevelopment



7

20 St James's Square
Westminster SW1

commercial

extension

conservation

page 12



8

Angel Gate
Islington EC1V

residential

35 units

change of use



MIXED USE

1 434 Montagu Road Enfield N9

KEY FACTS



61 residential units



part-5, 7 and part-8
storey block



37 ground floor
parking spaces

The proposal included the demolition of the existing building and the creation of a new apartment block comprising 61 residential units and a ground floor commercial unit.

Located in the London Borough of Enfield in north London was this underused brownfield site which sought to provide a residential-led mixed-use development. Specifically, the proposal comprised 61 residential units and a commercial unit at the ground floor.

H Planning Ltd was instructed to advise on the site which was allowed at Appeal. The site fell within a key regeneration area, as well as the 'Upper Lea Valley Opportunity Area.'



2 50 Farringdon Road Islington EC1M

The proposal for this development involved the provision of 13 new flats via a new floor above an existing office building which was achieved by Class AB Prior Approval.

Only a short walk from Farringdon Station, this office building provided the opportunity to apply for a residential top floor extension due to meeting the relevant legal tests.

This new project will provide 13 high quality apartments right in the heart of Farringdon which will benefit from stunning views of St Paul's Cathedral.

RESIDENTIAL

KEY FACTS



13 new flats



prior approval application



top floor extension



RESIDENTIAL

3

113 Mycenae Road Greenwich SE3

KEY FACTS



Conservation area



demolition



3 residential homes

Working with Julian Cowie Architects, H Planning Ltd secured permission for the redevelopment of 113 Mycenae Road, Greenwich.

The proposals comprised the redevelopment of the site to provide 3 new high-quality homes with an additional basement level optimising the site.

The redevelopment will both enhance the character and appearance of the Blackheath Conservation Area as well as providing much needed family housing.



Existing



Proposed

4 Queen's House, 64 St James's Street, Westminster SW1

OFFICE

Working with Squire & Partners, H Planning Ltd secured Planning Permission at Committee for a rear infill extension with a new double mansard floor.

The property sits on a prominent site in the heart of St. James's, which is renowned as one of the most premier office locations in the UK. In total, approximately 3,500 sq. ft of additional office space was provided alongside the comprehensive refurbishment of the building.

The property is identified as a positive contributor within the St. James's Conservation Area, resulting in the need to enhance the context of the site. In addition, a roof terrace was also provided, ensuring high-quality amenity areas.

KEY FACTS



conservation area



significant extension



full planning permission



MIXED USE

KEY FACTS



9 residential units



4 storeys



1 commercial unit

5

7D High Street Barnet EN5

This scheme involved the demolition of existing commercial premises to provide 2 separate blocks consisting of 9 residential units and a ground floor commercial unit.

Located on the High Street in Barnet, only moments away from High Barnet Tube Station, this site was recently occupied by a two-storey building containing a vacant restaurant on the ground floor with vacant residential and commercial spaces above.

Having obtained planning permission, the area will now benefit from this high quality residential-led scheme, which will contribute to the heart of the local high street.



Existing



Proposed

6 51 The Ridgeway Enfield EN2

Working with KS Design, H Planning Ltd secured planning permission for the redevelopment of a single dwelling house to provide a new block of 6 Flats at 51 The Ridgeway in Enfield.

The site currently comprises of a two-storey detached 8-bedroom house, which sits on a plot of approx. 780 sq. m. It is located on The Ridgeway in Enfield, which is characterised by large houses and blocks of flats.

The proposal provides a high-quality development that optimises the density of the site to provide 6 flats. The dwelling mix comprises 2 x 3-bedroom family units with dedicated gardens alongside 4 x 2-bedroom units with associated car parking and landscaping.

RESIDENTIAL

KEY FACTS



6 flats



3 storeys



redevelopment from single dwelling house



COMMERCIAL

7 20 St James's Square Westminster SW1

KEY FACTS



grade I listed building



commercial



conservation Area

Working with James Gorst Architects, H Planning Ltd secured planning and listed building consent for the extension and comprehensive refurbishment at 20 St James's Square in Westminster.

H Planning advised on the provision of Planning and Listed Building consent for the extension and sensitive refurbishment of this Grade I listed building at 20 St. James's Square, SW1. The property dates to 1775 and is of exceptional interest, having been originally designed as a townhouse by the eminent architect Robert Adam (1728 - 1792).

The proposal removed insensitive rooftop additions from the 1980's and created a new floor of commercial office alongside a high-quality roof terrace for occupiers.



8 Angel Gate Islington EC1V

RESIDENTIAL

Working together with Brimelow McSweeney Architects, H Planning Ltd obtained consent for multiple office to residential applications at the Angel Gate Office Village in Islington.

In this accessible urban area, where housing is in high demand, H Planning Ltd secured the conversion of office use to 35 residential flats, providing a mix of units.

The residential use was achieved via Class MA 'commercial to residential' prior approval applications. The inclusion of residential use will result in the creation of a high quality, mixed-use development.

KEY FACTS



35 residential units



conversion of office to residential



3 and 4 storey blocks