

23 November 2023

Our Ref: 17/3583

Dear Sir/Madam,

Re: Application for full planning permission for a flue at roof level at, 17 Charterhouse Street, London, EC1N 6RA

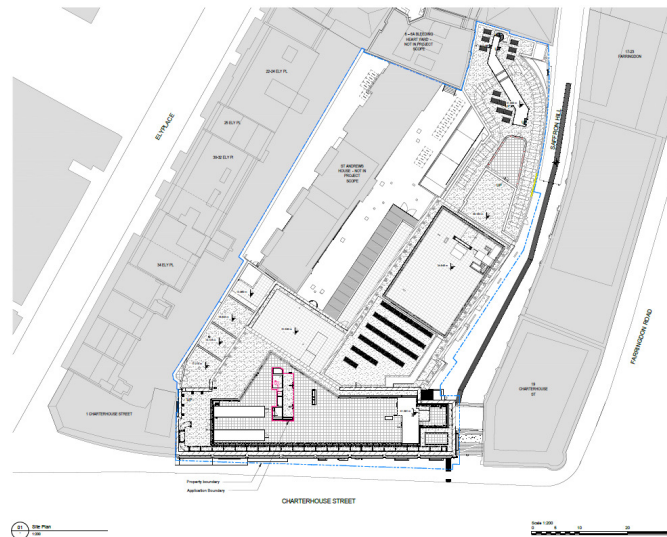
On behalf of our client, Anglo American and De Beers, we are pleased to enclose a full planning application at the address above, seeking permission for the installation of an extraction flue at roof level, in connection with a new research and development lab on the third floor of the existing building.

Application Site

Site Context

The application site consists of 17 Charterhouse Street, which is in the heart of London's jewellery and diamond district. The building comprises a part 5, part 7-storey office building, which is the home to the Anglo American and De Beers Group of Companies, who specialise in mining and diamond trading.

The building is surrounded by similar scale office buildings in an employment focused district.



Source: Auckett Swanke

Managing Director
Helen Cuthbert**Directors**
Stuart Slatter | Claire Temple | Alastair Close
Dan Templeton | Elliot Jones | Katie Turvey**Consultant**
Lorna Byrne**Associate Directors**
Heather Vickers | Alan Williams | Sally Arnold
Sam Deegan | Niall Hanrahan**Associates**
Rob Scadding | Charlotte Hunter | Charlotte Perry
Grace Beeby | Charlotte Parry | Jamie Pert

The site is located within the Hatton Garden Conservation Area, and the whole of the Borough of Camden is designated as an Air Quality Management Area (AQMA).

The site was redeveloped after permission was granted in 2018 for the following description of development (ref: 2017/4586/P),

“Extensions and refurbishment of the existing part seven, part five storey (plus basement) building including erection of a single storey roof extension to Saffron Hill block, part two-storey and part five-storey extensions within central courtyard, part removal of the existing façade and part replacement with new glazed, metal and stonework façade to Charterhouse Street.”

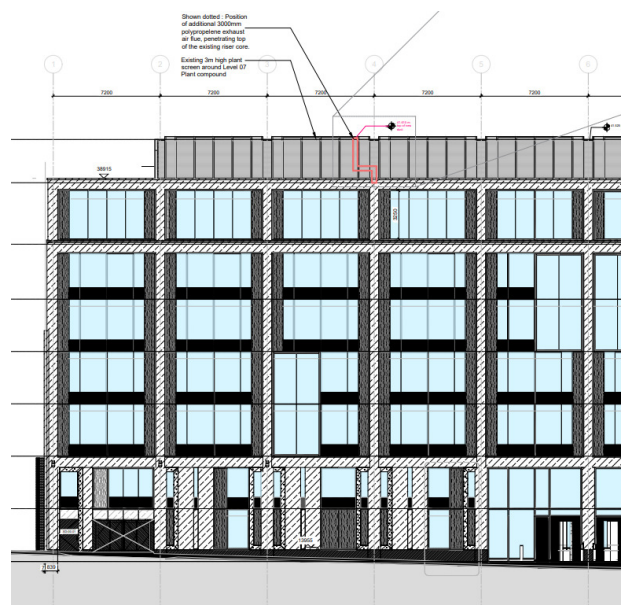
This application was made to enable the company to relocate and create its headquarters within Hatton Garden, whilst significantly enhancing the existing appearance and setting of the site.

Application Proposals

An application is sought for the installation of a flue at roof level of the existing building, in connection with the introduction of a small research and development laboratory located within the third floor of the building. The laboratory will help test new techniques for cleaning rough diamonds. The principal motivation behind this work is to replace traditional diamond cleaning techniques, which rely heavily on the use of hazardous chemicals, with safer and more efficient processes, that will also help to drive a reduction in energy and water consumption at operations in Southern Africa. The installation of the flue will therefore help support the business and the enhancement of technologies, in the heart of the jewellery and diamond district in London.

The laboratory will be fitted with a fume cupboard extract system which will be ducted via 315mm ducting to discharge 3m above the roof of the building via a discharge cone (250mm diameter at exit).

The proposed flue is situated at roof level, therefore away from any potential users of the building or neighbouring buildings. The flue itself will be screened by the existing plant at roof level.



Source: Auckett Swanke

An Air Quality Statement prepared by RSK concludes that the predicted maximum and average concentrations were well within the assessment criteria, and adverse impact on air quality is highly unlikely.

We therefore trust that the application can be determined positively, as the flue will not have any adverse impact on the conservation area and surrounding context due to its position at roof level, and existing screening. The installation of the flue to service the lab will also help support research and development in this industry to ensure that the company is able to invest in improving the safety of the production process.

Application Package

The application is supported by the following documents.

- Plans
 - Site Location Plan
 - DCL-AUK-ZZ-ZZ-DR-A-07001 – Proposed Site Plan
 - DCL-AUK-ZZ-07-DR-A-07100 – Existing Site Plan
 - DCL-AUK-ZZ-07-DR-A-07101 P02 – Proposed Street Elevation
 - DCL-AUK-ZZ-ZZ-DR-A-07100 – Existing Street Elevation
- Air Quality Statement (RSK)
- Application Forms & Certificate
- Application Fee of £298

We trust that the above is sufficient for the validation of the application and look forward to confirmation shortly. If you do have any queries, please do not hesitate to contact the undersigned.

Yours sincerely,

Lewis Wrench

Lewis Wrench MRTPI

Planner

Planning Potential

London

Enc.