

DIPS



**Development Control  
Planning Services**  
London Borough of Camden  
Town Hall  
Argyle Street  
London WC1H 8ND  
Tel 020 7278 4444  
Fax 020 7974 1975  
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FITZROY ROBINSON LTD  
(FAO ALISON ROENNfeldt)  
14 DEVONSHIRE STREET  
LONDON  
W1G 7AE

Application No: PSX0104294/R1  
Case File:N17/32/1

Date: **15 MAR 2002**

Dear Sir(s)/Madam

**DECISION**

Town and Country Planning Act 1990  
Town and Country Planning (General Development Procedure)  
Order 1995  
Town and Country Planning (Applications) Regulations 1988

PERMISSION FOR DEVELOPMENT - Subject to Conditions

Address :  
**17 Charterhouse Street, EC1**

Date of Application : 06/11/2001

Proposal :  
Erection of 5 storey extension to existing building comprising office (class B1) floorspace, private sports facilities, and ancillary staff facilities for use by Diamond Trading Company employees only, and erection of 4 level link bridge across Saffron Hill.  
as shown on drawing numbers;  
A/10/01; A/02/03; A/00/008 rev H; A/00/009/ rev H; A/00/010/ rev G; A/00/011/ rev G; A/00/012/ rev G; A/00/013/ rev H; A/00/014/ rev H; A/00/015/rev G; A/01/001 rev E; A/01/002/rev F; A/02/002/ rev F; A/02/001 rev H;  
· Acoustic report H&H Group Ltd dated 29 August 2001  
· Transport Impact Statement: Symonds dated May 2001  
· Archaeological evaluation method statement : Museum of London dated May 2001  
· BREEAM Assessment dated 24 May 2001

The Council has considered your application and decided to grant permission subject to the following conditions:



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Director Peter Bishop

**Standard condition:**

The development hereby permitted must be begun not later than the expiration of five years from the date of this permission.

**Standard Reason:**

In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990.

**Additional conditions:**

- 1 The details of the elevations and facing materials to be used on the building shall not be otherwise than as shall have been submitted to and approved by the Council before any work on the site is commenced.
- 2 The development shall be constructed in strict accordance with the drawings hereby approved or drawings which are subsequently approved pursuant to conditions which are attached to this planning permission.
- 3 All hard and soft landscaping works shall be carried out to a reasonable standard in accordance with the approved landscape details, prior to the occupation for the permitted use of the development or any phase of the development, whichever is the sooner.
- 4 No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme which has been submitted by the applicant and approved by the local planning authority. The development shall only take place in accordance with the detailed scheme pursuant to this condition. The archaeological works shall be carried out by a suitably qualified investigating body, acceptable to the Local Planning Authority.
- 5 Noise levels at a point 1 metre external to sensitive facades shall be at least 5dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment are in operation. Where it is anticipated that any plant/equipment will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps) special attention should be given



to reducing the noise levels from that piece of plant/equipment at any sensitive façade to at least 10dB(A) below the LA90, expressed in dB(A).

- 6 For each of the octave band of centre frequencies 63Hz-8KHz inclusive, noise levels from all plant/equipment (measured in LAeq) when in operation shall at all times add not more than 1 decibel to the existing background noise level LA90, expressed in dB(A), in the same octave band as measured 1 metre external to sensitive facades.
- 7 Before the use commences all plant and machinery shall be sound attenuated and isolated from the structure in accordance with a scheme to be submitted to and approved by the council such that the use can be carried out without detriment to the amenity of adjoining or surrounding premises.
- 8 Samples of materials to be used within external hard landscaping shall be submitted to and approved by the Council prior to the commencement of development.
- 9 The link bridge hereby permitted and spanning Saffron Hill shall be constructed in strict accordance with the approved drawing A/02/03, specifically in relation to the proposed glazed curtain walling system.
- 10 Within six months of the first occupation of the development hereby granted planning permission, the bridge spanning Charterhouse Street shall have been removed in its entirety, and works to external surfaces of buildings made good.

Reasons for additional conditions:

- 1 To ensure that the Council may be satisfied with the external appearance of the building in accordance with the requirements of policies EN1, EN13 and EN31 of the London Borough of Camden Unitary Development Plan 2000.
- 2 To ensure that the Council may be satisfied with the external appearance of the building in accordance with the requirements of policies EN1, EN13 and EN31 of the London Borough of Camden Unitary Development Plan 2000.



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- 3 To ensure that the landscaping is carried out within a reasonable period and to maintain a satisfactory standard of visual amenity in the scheme in accordance with the requirements of policies EN15 and EN31 of the London Borough of Camden Unitary Development Plan 2000.
- 4 Important archeological remains may exist on this site. Accordingly the Council wishes to secure the provision of archeological investigation and the subsequent recording of the remains prior to development, in accordance with the requirements of policies EN48 and EN49 of the London Borough of Camden Unitary Development Plan 2000.
- 5 To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy RE2 of the London Borough of Camden Unitary Development Plan 2000.
- 6 To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy RE2, of the London Borough of Camden Unitary Development Plan 2000.
- 7 To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy RE2, of the London Borough of Camden Unitary Development Plan 2000.
- 8 To ensure a satisfactory standard of visual amenity in the scheme in accordance with the requirements of policies EN15 and EN31 of the London Borough of Camden Unitary Development Plan 2000.
- 9 To ensure that the Council may be satisfied with the external appearance of the building in accordance with the requirements of policies EN1, EN13 and EN31 of the London Borough of Camden Unitary Development Plan 2000.
- 10 To ensure the removal of the redundant bridge spanning Charterhouse Street to ensure a satisfactory standard of visual amenity in the vicinity of the site in accordance with the requirements of policies EN1 and EN31 of the London Borough of Camden Unitary Development Plan 2000.



Standard Informative: You are advised that any references in this decision to specific policies in the adopted Unitary Development Plan are references to the policy numbers in the final published version of the Plan, dating from April 2nd 2001. The reference number is likely to be different from the reference number to the same policy in the published version of the Plan before that date.

Informatives (if applicable)

- 1 Works of construction and ancillary activity should not take place other than between the hours of 0800 to 1800 hours on Monday to Friday and 0800 hours to 1300 hours on Saturday, with no working on Sunday or Bank Holidays, in order to comply with locally enforced standards.
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You are advised to consult the Council's Environment and Consumer Protection Service Pollution Team, Camden Town Hall, Argyle Street, WC1H 8EQ, (tel: 020-7278 4444), or to seek prior approval under Section 61 if you anticipate any difficulty in carrying out construction other than within normal working hours and by means that would minimise disturbance to adjoining premises.
- 3 The development of this site is likely to damage archaeological remains. The applicant should therefore submit detailed proposals in the form of an archaeological project design. This design should be in accordance with the appropriate English Heritage Guidelines.
- 4 This consent is without prejudice to, and shall not be construed as derogating from, any of the rights, powers, and duties of the Council pursuant to any of its statutory functions or in any other capacity and, in particular, shall not restrict the Council from exercising any of its powers or duties under the Highways Act 1980 (as amended). In particular your attention is drawn to the need to obtain licences for any part of the structure which overhangs the public highway (including footway). Licences may be obtained from the Council's Highways Section, Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7278 4444).





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5 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted.

This application was dealt with by David Whittington on 020 7974 2077.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully

Environment Department  
(Duly authorised by the Council to sign this document)

DecfplanWC/TPFU



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Director Peter Bishop