

Jenna Litherland
Regeneration and Planning
Development Management
London Borough of Camden
Pancras Square
London
N1C 4AG

11 August 2017

Our Ref: 17/3583

Dear Ms Litherland,

Re: Application for Listed Building Consent for works affecting St Andrew's House, London, EC1N 6RA

On behalf of our Client, Anglo American and De Beers (AA & DB), please find enclosed an application seeking Listed Building Consent for works affecting St Andrew's House, which sits to the rear of 17 Charterhouse Street (see enclosed Site Location Plan).

This application for Listed Building Consent should be read alongside an application for full planning permission and demolition in a conservation area, associated with the proposed remodelling and extension 17 Charterhouse Street. The description of development for this application (Planning Portal reference PP-06280276) is as follows:

Extensions to office building to provide 4,077 sqm net additional office floorspace (Class B1a) - including part two-storey and part five-storey extensions within central courtyard; a single storey roof extension; and demolition of 1,845 sqm of existing floorspace. Remodelling of existing building through the part removal of the existing façade and part replacement with new glazed, metal and stonework façade. Access alterations including redesign of existing pedestrian entrance and relocation of vehicular entrance on Charterhouse Street. Remodelling and replacement of existing plant and equipment. Provision of 168 cycle parking spaces, and associated landscaping works.

Site and Surroundings

St Andrew's House (also known as Afsil House) is a Grade II Listed five-storey building, with yellow brick faced with painted stucco details, sash windows and decorative cast iron galleries. It is used as accommodation for visiting staff, associated with the office use of the site (Class B1a). It is the oldest surviving example of social housing in London, having been built in 1875.

The Listing Description of St Andrew's House states:

GV II Nineteen flats, some now in office use. Built in 1875 by Corporation of the City of London, architect Horace Jones. Stock brick with some rendered details, flat roof. Symmetrical plan of four storeys with attic over centrepiece. One-bay centrepiece and two-bay end wings, with between them on each side and each floor six bays set behind galleries of cast-iron with exposed four-centred beams. All windows with glazing-bar sashes, those to centre and ends in stucco surrounds. The badge of the Corporation on the end wings.

Directors
Helen Cuthbert | Stuart Slatter | Claire Temple | Alastair Close
Dan Templeton
Associate Director
Katie Turvey

Consultant
Caroline Dawson
Associates
Sally Arnold | Rachel Ford | Rob Scadding | Heather Vickers | Alan Williams
David Williams

Application Proposals

The proposed works for which permission is sought under the main application do not physically affect the structure of St Andrew's House. Secure cycle parking is provided to the rear of the building. The proposed cycle spaces are detailed on drawing P17-059 Rev. A (Traffic Management Study: Cycles and Storage), some of which occupy the recessed parts of the rear elevation of St Andrew's House. They are not, however, secured to the rear elevation.

It is also proposed to demolish the irregular triangular shaped extension to the rear of the main 17 Charterhouse Street-facing building. This extension offers an inefficient internal layout and relates poorly to the main building, contributing to the poor use of floorspace. Its removal will enable the erection of the extensions set out above.

A green roof and photo-voltaic panels are to be installed on the flat roof.

Heritage Assessment

The proposed location of 125 cycle spaces to the rear of St Andrew's House will not harm the features of historic and architectural significance that the building possesses. Although a portion of the proposed spaces sit within the recesses of the rear elevation, they are not physically affixed to the building. In any case, the works affect the subservient elevation of the building, which is concealed from public view.

The demolition works affecting the structure adjoining St Andrew's House are informed by a Strategy for Structural Demolition and Construction and will be undertaken sensitively to avoid damage to the listed structure. The demolition of a non-original structure which physically abuts St Andrew's House will enhance its setting.

The installation of a green roof and photo-voltaic panels are designed to enhance the sustainability of the site and will not have a harmful impact of the building's features of historic and architectural significance.

In summary, the works affecting St Andrew's House are relatively minor, and the building will remain principally unchanged. The proposals accord with Camden's Local Plan Policy D2 (Heritage) by preserving and enhancing the significance of the designated heritage asset. The proposals also accord with Section 66 of the Planning (Listed Buildings and Conservation Areas) Act (1990) by having special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

It is therefore requested that Listed Building Consent is granted alongside full planning permission and demolition in a conservation area.

Yours sincerely



Paul Galgey MRTPI

Senior Planner

Planning Potential

London