

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

11 August 2017

Our Ref: 17/3583

Dear Ms Litherland,

**Re: 17 Charterhouse Street, London, EC1N 6RA**

**Application for full planning permission and demolition in a conservation area**

On behalf of our Client, Anglo American and De Beers (AA & DB), we are pleased to enclose an application for 17 Charterhouse Street. The site has historically been the headquarters of the De Beers Group of Companies, the mining and diamond trading company of international significance. They have recently vacated to co-locate with their parent company, Anglo American, in Westminster.

The application proposals are designed to enable the UK operations of both companies to be housed under one roof, returning De Beers to their historic home in the heart of London's jewellery and diamond district, strengthening the unique local economy.

The application site's existing form is a disjointed and inefficient collection of buildings, principally developed in the 1970s, that have fallen behind modern office standards, and cannot accommodate the combined staff headcount of both companies. The application proposals seek to remodel and transform the site to create a high-quality environment, uniting the whole site as a consolidated headquarters building. The client's brief is for the building to assume an understated elegance through the creation of a sophisticated high quality building.

The application seeks permission for the following works:

*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.*

The application submission has been preceded by pre-application discussions with Camden's Officers including a site visit and meeting in May 2017 and a series of design workshops in June and July 2017. A consultation event was held on Thursday

**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

27 July at 17 Charterhouse Street, which invited local businesses and stakeholders to view and comment on the proposals. The response was overwhelmingly positive, with the community strongly supportive of De Beers' return to Hatton Garden.

The application includes the following documents:

- Application Forms and Certificate B;
- Application Fee - £19,624 (payable by cheque);
- CIL Questions;
- Existing and proposed floorplans, sections, elevations and demolition plan (see Drawing Register by MCM Architecture Limited);
- CGIs – MCM Architecture Limited;
- Design and Access Statement – MCM Architecture Limited;
- Waste Storage and Collection Plans – MCM Architecture Limited;
- Planning Statement – Planning Potential;
- Safety and Security Assessment – see Planning Statement;
- London View Management Framework Assessment – see Planning Statement;
- Flood Risk Assessment - see Planning Statement;
- Statement of Community Involvement – Planning Potential;
- Heritage Statement – Alan Baxter Associates;
- Transport Statement (including Servicing Management Plan) – i-Transport LLP
- Travel Plan – i-Transport LLP;
- Servicing Management Plan – see Transport Statement;
- Environmental Noise Report – Mach Testing;
- Sustainability Statement and BREEAM Pre-Assessment Results – Twin and Earth;
- Energy Statement – Twin and Earth;
- Strategy for Structural Demolition and Construction Report – Ramboll;
- Drainage Strategy – Ramboll;
- Ecology Report – The Ecology Consultancy;
- Daylight and Sunlight Study – Delver Patman Redler;
- Air Quality Assessment – RSK Group;
- Archaeological Desk-Top Assessment – Isambard Archaeology;
- Demolition Management Plan – Burke Hunter Adams;
- Construction Management Plan – Burke Hunter Adams; and

- Draft Section 106 Agreement – Pinsent Masons.

A hard copy of the submission documents will follow shortly.

The submission is accompanied by an application seeking Listed Building Consent for works associated with the Grade II Listed St Andrew's House (Planning Portal reference PP-06301509), which sits to the rear of the main Charterhouse Street building. These works include the installation of secure covered cycle parking and roof-level photo-voltaic panels, and the demolition of a separate but directly adjoining building structure.

We trust that the enclosed meets the Council's validation requirements and reflects the agreed submission content, however should you require any further information please do not hesitate to contact the undersigned. We look forward to receiving confirmation of validation.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'P. Galgey', written in a cursive style.

Paul Galgey MRTPI

Senior Planner

**Planning Potential**

London