

Planning Statement

17 Charterhouse Street, London



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Executive Summary

17 Charterhouse Street has historically been the headquarters of the De Beers Group of Companies, the mining and diamond trading company of international significance. De Beers UK vacated 17 Charterhouse Street in March 2017 and moved to alternative office accommodation alongside its parent company Anglo American. The lease of the alternative accommodation expires in 2020 and it is the intention of Anglo American and De Beers (AA & DB) to return to 17 Charterhouse following the remodelling and extension of the existing site to accommodate an uplift in staff.

The proposed relocation would see AA & DB return to its established home, and to the historic centre of London's diamond and jewellery centre, Hatton Garden. The London Borough of Camden strongly supports this aspiration, with the return of such a renowned and significant organisation anticipated to consolidate and anchor this unique local economy.

The proposed scheme is designed to create a headquarters of understated elegance, which transforms the current site into a high-quality, modern office building to meet the needs of both businesses. The current site is characterised as a collection of buildings that are poorly connected and inefficient. The vision of the project is to consolidate the site and create a united building with a focal 'heart', providing views of the Grade II Listed St Andrew's House.

The proposals comprise of the proposed remodelling of the main building facing Charterhouse Street, through a modern interpretation of the existing building's distinctive architectural features. A series of extensions are proposed within the central courtyard of the site, which will deliver a net increase in floorspace of 4,077 sqm.

The proposals will preserve the character of the Hatton Garden Conservation Area, enhancing the setting of the Grade II Listed St Andrew's House.

Introduction

- 1.1. This Planning Statement is written on behalf of the applicant, Anglo American and De Beers (AA & DB) in respect of development proposals to remodel and extend the existing office building known as 17 Charterhouse Street.
- 1.2. The application site, which also includes the Grade II Listed St Andrew's House, is the historic headquarters of De Beers, the mining and diamond trading company of international significance. They have recently vacated 17 Charterhouse Street to co-locate with their parent company, Anglo American, in Westminster.
- 1.3. The 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. The London Borough of Camden strongly supports AA & DB's move back to Hatton Garden, which will strengthen the unique local economy.
- 1.4. 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 landmark structure.
- 1.5. The quantum of existing floorspace will be increased by some 4,077 sqm, through the following extensions:
 - Rationalisation of the main Charterhouse Street building through a five-storey rear extension, which will extend the existing floorplate and create a central building 'heart', envisioned as the central hub of the site;
 - Extension of the building line of the Saffron Hill wing into the site's central courtyard, improving the function of the existing floorplate;
 - Partial infilling of the central courtyard with a double storey extension; and
 - Creation of a new fifth floor to the Saffron Hill wing, with plant housed above.
- 1.6. The proposals also seek to remodel the Charterhouse Street elevation by altering the existing façade, which has a distinctive architectural style, but is eminently defensive and fortress-like and fails to reflect the modern values of both companies. The existing structure will be retained behind the remodelled façade.
- 1.7. The application submission has been preceded by detailed pre-application discussions which have considered the principle of development, highways matters, planning policy matters and design. The design team has engaged in four design workshops with Planning and Conservation and Design Officers, which have focussed on the proposed remodelling of the Charterhouse Street frontage.

- 1.8. The application is supported by various technical documents and reports, including a Design and Access Statement; Sustainability Statement; Heritage Statement; Transport Assessment and a draft Construction Management Plan.
- 1.9. The submission also includes a draft Section 106 Agreement, including proposed contributions in respect of Camden's mixed use development policy, as detailed in **Section 5**.
- 1.10. **Section 2** of the Statement sets out the context of the site and surroundings, including the site's relevant planning history.
- 1.11. **Section 3** details the application proposals and should be read alongside the Design and Access Statement by MCM Architecture Limited.
- 1.12. **Section 4** sets out the relevant planning policy framework against which the proposed development will be assessed.
- 1.13. **Section 5** provides an analysis of the material planning considerations.
- 1.14. **Section 6** sets out our conclusions.
- 1.15. The application is accompanied by an application for listed building consent for the installation of secure covered cycle parking which is physically attached to the rear of the Grade II Listed St Andrew's House. This application also includes the proposal to demolish the extension to the rear of the main Charterhouse Street building, which is a separate building but physically attached to St Andrew's House.
- 1.16. Prior to the application being submitted, the development team held a consultation event at 17 Charterhouse Street on 17 July 2017 to inform the local community of the proposals and invite comments to feed into the scheme's evolution. The details of the event are described in the Statement of Community Involvement submitted as part of the application. In summary, attendees stated their support for the scheme and welcome the return of Anglo American and De Beers to Hatton Garden.
- 1.17. In summary, the proposals will provide a significant economic benefit by enhancing an office building that no longer meets modern standards. More significantly, they will facilitate the return to Charterhouse Street of Anglo American and De Beers, providing a valuable economic benefit to the Hatton Garden's local jewellery and diamond economy.

2. Application Site and Surroundings

- 2.1. 17 Charterhouse Street sits on the north side of Charterhouse Street, within the boundary of the London Borough of Camden, with the London Borough of Islington to the east, and the City of London to the south. Saffron Hill runs along the eastern boundary of the site, with Bleeding Heart Yard to the north west. A Site Location Plan is provided at **Appendix 1**.
- 2.2. The site comprises of three distinct buildings of varied heights and architectural styles set around a central court-yard. These include the main building fronting Charterhouse Street and its late-addition extension along Saffron Hill; the Grade II Listed St Andrew's House; and a small corner plot, 6 & 6a Bleeding Heart Yard.
- 2.3. The site's gradient slopes downhill from west to east, and this is particularly apparent along Charterhouse Street as the road drops towards the junction with Farringdon Road. There a flight of stairs at the south end of Saffron Hill, linking to Charterhouse Street, which is a public right of way, but which falls within the ownership of Anglo American & De Beers.
- 2.4. De Beers have historically occupied 19 Charterhouse Street, the building on the east side of Saffron Hill, and both buildings are linked at first floor level above the Saffron Hill staircase. There is another bridge link from the Saffron Hill wing, which is to be removed under a separate application.
- 2.5. 19 Charterhouse Street is currently occupied by Anglia Ruskin University. The building adjoining to the west along Charterhouse Street is also an office building, owned by the Oppenheimer family, the founders of De Beers.
- 2.6. There is a helipad on the roof of the main Charterhouse Street building roof (above the plant room), which is to be removed.
- 2.7. The surrounding area is predominantly commercial, as set out below, however some adjacent buildings in residential use, for example along Ely Place to the west, and Saffron Hill.
- 2.8. A bus stop is positioned immediately outside the building along Charterhouse Street, and its relocation closer to Ely Place has been agreed in principle with Transport for London, and will be a clause of the Section 106 Agreement.
- 2.9. The site has the following designations:
 - Within the Hatton Garden policy area, relating to the local jewellery and diamond economy;
 - Within the Hatton Garden Conservation Area;
 - Within a designated view corridor towards St Paul's Cathedral;
 - Within the Central Activities Zone;
 - Within the London Suburbs Archaeological Priority Area

17 Charterhouse Street

- 2.10. 17 Charterhouse Street is a seven storey plus basement building which provides the main public-facing elevation. It was constructed in 1979 and extended in 2003 (see Planning History section below). The main south-facing elevation is characterised by its distinctive 'fortress-like' façade and architectural features which provide both a vertical and horizontal emphasis. The frontage has eight distinctive vertical 'bays' of varied depth and texture, providing a rhythm to the street-scene that reflects the original terraced form of the street.



Image 1: Charterhouse Street facade

- 2.11. The horizontal emphasis is provided by the solid base of the building, comprising of a stone plinth that rises two storeys. The plinth comprises of Portland Shelley Roach stone set above a granite base, which provides a robust and imposing street-facing element. A uniform arrangement of narrow 'arrow slit' windows break up the stonework, providing some visual permeability, albeit the 'solid' nature of the ground and first floor contributes much towards the defensive feel of the façade.
- 2.12. The upper storeys are characterised by the combination of glazing and cladding which makes up an 'apron'-like feature which protrudes forward from the stonework and concrete frame behind.
- 2.13. The third bay from the west has an anomalous appearance, with more heavier stonework, given that it previously contained a bridge walkway across Charterhouse Street to the building opposite, which De Beers used to occupy. This bridge link was demolished in 2001.
- 2.14. Above the seventh floor of the building is a plant room, set back from the front building line, but of a significant floor to ceiling height.

- 2.15. The main pedestrian entrance to the site is via an unremarkable single storey entrance door within the fifth bay. It is an inconspicuous feature that maintains the 'fortress-like' appearance of the façade. A separate double storey vehicle entrance is provided within the sixth bay into the centre of the site. This route is used for secure deliveries.
- 2.16. The Saffron Hill wing was erected in 2003. It rises five storeys with a plant room set above, with a bridge link provided across four storeys above ground floor level to the adjacent building, 19 Charterhouse Street. This building was also previously occupied by De Beers, but now provides a function of Anglia Ruskin University. The extension is a glazed structure with a steel frame.
- 2.17. The Saffron Hill wing has a curved shape, following the route of Saffron Hill. There is a gated vehicular access route at ground floor level through the Saffron Hill wing into the central courtyard, used for building servicing. A waste storage area sits inside the gated access. A second gated vehicular access is provided towards the southern extent of Saffron Hill. Its appearance mirrors that of the Charterhouse Street vehicular entrance. Saffron Hill also provides a separate pedestrian access route and is used for day-to-day servicing and deliveries.
- 2.18. Internally, the main building is characterised by inefficient floorplans and excessive building core areas which erode the useable floor area. The lack of depth of the Saffron Hill wing similarly hinders its function as high quality office floorspace.
- 2.19. The building contains a secure basement area, which is unaffected by the application proposals. The basement also contains a limited amount of vehicle parking used intermittently for operational purposes.
- 2.20. There is a triangular extension to the rear of the main Charterhouse Street frontage which has an inefficient internal layout and makes for an irregular floorplan configuration, contributing little to the function of the site.
- 2.21. The building structure contains a significant amount of asbestos, for example within the cladding and window frames of the main Charterhouse Street frontage. A principal driving factor of the proposed works is to remove the asbestos and make the building safe and secure in the long term.
- 2.22. The central courtyard, sited to the north of St Andrew's House and west of the Saffron Hill wing, is a predominantly paved area interspersed with robust hard landscaping and shrubbery in planters.

St Andrew's House

- 2.23. 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. It is the oldest surviving example of social housing in London, having been built in 1875. St Andrew's House is not physically affected by the proposed works, aside from the provision of secure cycle parking abutting the rear elevation, the installation of photo-voltaic panels, and the demolition of the adjacent triangular shaped extension.
- 2.24. 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.

6 & 6a Bleeding Heart Yard

- 2.25. 6 & 6a Bleeding Heart Yard is a three storey plus basement building to the north of, and adjoining, St Andrew's House. The main access to the building is via Bleeding Heart Yard from Greville Street, although a rear access opens into the central courtyard. The building is generally used for storage, albeit is strategically important to the site's security as it physically encloses the site.

Surrounding Area

- 2.26. The site falls within the designated Hatton Garden area which is characterised as having a special character due to its nationally and internationally important cluster of jewellery manufacture and trading. The Council seeks to utilise economic planning policies to preserve and enhance the character of Hatton Garden. The designated area covers a generally rectangular area of townscape west of Farringdon Road, east of Leather Lane, north of Charterhouse Street and south of Clerkenwell Road. The application site occupies a significant portion of the Hatton Garden area.
- 2.27. All the Hatton Garden (special policy) area falls within the Hatton Garden Conservation Area. The area's name is taken from Sir Christopher Hatton, who gained ownership of much of what was the Ely Estate in 1576, and built his own residence there. By the 19th century, the area was still a predominantly residential area for the gentry; however, in the late 19th century the jewellery trade, which was historically housed in nearby Clerkenwell, began to overflow into Hatton Garden.
- 2.28. By the 1880s Hatton Garden was established as a focus for the jewellery and diamond trade, and many of the terraced houses in the area became occupied by jewellery and gem traders. This economic base has prevailed since, although the Conservation Area Statement notes that the area has seen a changing focus in recent years, with most of the jewellery sold in local retail outlets no longer made locally, and a wider variety of land uses are now prevalent.
- 2.29. The character of spaces within Hatton Garden varies considerably, although there are few open spaces and so the focus is on the high-density street-scape, with most buildings fronting directly onto the highway, promoting a sense of enclosure. The character and special interest of Hatton Garden is defined largely by the quality and variety of buildings, and the unique pattern of streets. Buildings of different periods, architectural styles and functions exist together in the same street, creating contrasts in scale and character. In the early part of the twentieth century, Portland stone became a fashionable façade material, often with decorative carving.
- 2.30. The Council is currently updating its Hatton Garden Conservation Area Appraisal and Management Strategy and published a Consultation Draft in November 2016.

The principal building at 17 Charterhouse Street is not mentioned within either the character analysis or heritage audit; however, the Saffron Hill (extension) wing is cited as having a negative impact on the townscape of the area.

- 2.31. During pre-application discussions, Officers have advised that the heritage status of these two sections of the building should be revised. It has been recommended that the principal building should be included in the list of positive contributors to the conservation area, due to its response to the site and the surrounding townscape; its associations with De Beers; and its connection with an architect of note. It is also recommended that the Saffron Hill extension should be raised to neutral status since it forms a 'well mannered' glazed backdrop in the streetscape.

Planning History

- 2.32. The existing building, 17 Charterhouse Street, was built between 1976 and 1979. Prior to this, the frontage onto Charterhouse Street was typical for the locality, comprising of a series of town houses of up to five storeys, as illustrated below.



Image 1: Historic appearance of Charterhouse Street

- 2.33. The site existed in this form until the early 2000s, when planning permission was granted for the "Erection of a five-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". Planning permission was granted in March 2002 under application reference PSX0104294/R1.
- 2.34. Conservation area consent was simultaneously granted for the demolition of the two-storey bridge over Charterhouse Street (application reference CSX0104297).



Image 2: View of bridge link from Holborn Circus

3. Application Proposals

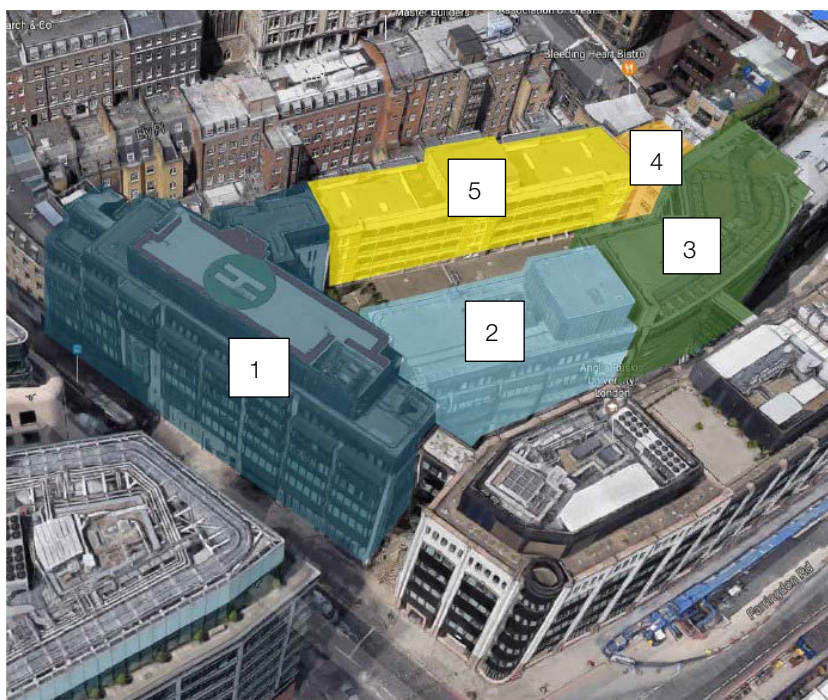
- 3.1. The application proposals seek to transform the site and create a high-quality office head-quarters that provides for the operational requirements of both Anglo American and De Beers. In brief, the proposals will rationalise the existing floorspace and increase its efficiency, making best use of the site footprint through a series of extensions which create some 4,077 sqm net additional floorspace. This uplift in floorspace is required to meet current and future business needs.
- 3.2. The application also seeks to remodel the building's existing façade through a sensitively designed scheme which promotes a more welcome, elegant building, better reflecting the modern values of both companies. The existing Charterhouse Street façade contribute towards the defensive, fortress-like structure. While the building's core is to be retained, there is an opportunity to reapply existing architectural styles and features through a modern interpretation, to deliver a building of "timeless sophistication" which, like the existing building, remains distinctive. The key features of the proposals are set out below, which should be read alongside the Design and Access Statement by MCM Architecture Limited.

Proposed Demolition

- 3.3. Following a soft strip and site preparation, including elements of asbestos removal, it is 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 below.
- 3.4. The proposals also include the removal of the roof plant enclosures and the top floor of the main Charterhouse Street building to enable a lighter-weight top floor construction.
- 3.5. The existing building apron, which covers the external elevations of the main building, is also to be removed. It is in a state of disrepair in many areas and furthermore contains a substantial amount of asbestos which poses a significant health and safety concern. Its removal will facilitate the remodelling of the building, whilst retaining the existing structure.

Proposed Extensions

- 3.6. The site includes three separate buildings set around a central courtyard that is underutilised in the context of the local townscape, which is characterised by high-density development and street-facing frontages. A series of sensitive extensions to the main building and the late-addition Saffron Hill wing are proposed, which will partially infill the central courtyard area. The proposed extensions are within the curtilage of the site, and are generally not publicly visible.



- 1 Charterhouse Street block
- 2 Saffron Hill block
- 3 The Extension
- 4 Bleeding Heart Yard
- 5 St. Andrew's House

- 3.7. It is proposed to demolish the irregular triangular late-addition five storey extension to the main Charterhouse Street facing building, and replace it with a new five-storey extension, which will occupy a larger footprint than the existing, but allow for a rationalised internal layout, with more efficient floorplates, and better integration as part of a unified building.
- 3.8. The intention is for this extension to be used as a central 'heart' area for the building, and unite more peripheral areas of the site within a focal 'hub' of activity. The internal layout will be orchestrated around this space.
- 3.9. The Saffron Hill wing has an irregular floorplan, which is the building's response to the curved form of the street. Thus, the central portion of this block is particularly narrow, creating poor quality, inflexible floorspace. The second extension element seeks to step the building line into the central courtyard, so that all this elevation of the Saffron Hill wing follows the same building line from north to south. This extension will be five storeys in height.
- 3.10. Within the central courtyard, it is also proposed to create a double height (ground to first floor) predominantly glazed extension. This area is described as an 'orangery style' structure, and is envisaged as staff 'break out' area or canteen, making better use of largely redundant space in the centre of the site. This element of the proposal is also designed with special regard to the setting of Grade II Listed St Andrew's House. The scale of development seeks to replicate the typical street-form of the building's historic setting, with a 6m separation distance proposed.

3.11. The fourth proposed extension is the provision of an additional storey to the roof of the Saffron Hill wing. This roof space is currently partly occupied by a plant room, and while a smaller plant area will be re-provided above the new floor, the height of this wing will remain subservient to the taller primary Charterhouse Street building structure. A green roof will be housed on the roof of the Saffron Hill wing.

Façade remodelling

3.12. The proposals seek to transform the main Charterhouse Street façade by remodelling the existing elevation through a modern interpretation of the existing building façade. The design of this principal elevation seeks to sensitively replicate those architectural features which contribute to the existing building's character and how it responds to the local townscape.

3.13. Much of the existing façade (including window frames and panelled cladding) contains asbestos and the proposed remodelling is driven, in the first instance, by practical necessity, and the need to make the building safe and secure in the long-term.

3.14. As noted above, the current façade gives the building an impenetrable, solid character, which the client wishes to 'soften' in the remodelled design to create a more welcoming outlook which reflects the modern values of both companies. The proposed design seeks to replicate key architectural features which contribute towards the building's local distinctiveness, and will ensure that the remodelling building makes a strong and lasting contribution to the street-scene.

3.15. The application proposal retains the distinction of the façade as a series of eight bays, which are separated by stone vertical columns. The bays project forward as a remodelled 'veil' and are divided further on the on the fifth and sixth floors, allowing the remodelled 'veil' to be read as a pair of double storey height horizontal segments. The existing elevation exhibits horizontal articulation in the form of strips of glazing and cladding, and this principle is worthy of replication - without detracting from the rhythm provided by the vertical bays.

3.16. The series of bays protrude outwards from the building line in a similar manner to the existing façade to provide depth and texture, replicating the distinction provided by the existing 'apron'. The style of protruding bays is generally consistent, providing a consistency and rhythm to the façade. However, there are subtle elements of asymmetry to provide architectural distinctiveness.

3.17. The double storey stone plinth provides a solid foundation for the building, and anchors the upper storeys. A core principle of the remodelled façade is to retain this function of the ground and first floors, which is particularly important given the more prominent use of glazing on the upper floors.

3.18. The remodelled plinth relies on stonework to re-provide a heavy foundation, interspersed with the arrow-slit style windows, which is a combination used effectively within the existing façade. While the narrow windows necessarily provide breaks in the solid form, the plinth retains its robustness through the prominent use of stonework. The use of chamfering within the plinth provides distinction within the façade, as suggested by Officers during pre-application discussions.

- 3.19. The fifth and sixth bays of the plinth are to be used as the main pedestrian entrance to the building. Therefore, the proportion of glazing within these bays is greater. It is important that the remodelled façade delivers a brighter, permeable entrance into the lobby area, whilst remaining understated in the context of the overall elevation, as per the existing. The greater use of glazing provides better views through the building towards St Andrew's House, which are limited through the existing building. The delivery of a transparent lobby area to promote St Andrew's House is an integral design principle.
- 3.20. Four of the plinth bays have a symmetrical design, with vertical strips of glazing sat either side of the stone core. As noted above, the entrance bays are predominantly glazed, with the fourth bay providing a blend of both materials as part of the lobby.
- 3.21. The first (left-hand) bay is to be remodelled as a new secure vehicle entrance, having been relocated from the sixth bay.
- 3.22. A lighter-weight top floor, or attica, is proposed, replacing the heavier existing plant room and helipad. A roof terrace is also proposed within the top floor. A plant area will be accommodated above the top floor.

Materials

- 3.23. The façade remodelling incorporates a greater proportion of glazing throughout to create a more permeable principal elevation and address the defensive feel of the existing building. The extent of glazing allows the existing core structure to be revealed, in turn enhancing the vertical articulation provided through the stone columns separating each bay. The robust nature of the plinth provides a solid foundation for the building, and the ground and first floors comprise predominantly of Portland stone and granite.

Design Development

- 3.24. The application proposals are the result of a considered design process which included the following steps:
- Initial site meeting with Officers to understand the context of the site on 4 May 2017;
 - Formal pre-application meeting with Camden Council on 18 May 2017; and
 - A series of four design workshops on 19 June 2017, 29 June 2017, 12 July 2017 and 26 July 2017; and
 - Formal pre-application meeting with Transport for London on 21st June 2017, reviewing transport and highways matters.
- 3.25. The design has evolved through each of the workshops, and the proposed scheme seeks to both accommodate comments from Officers and deliver a scheme which meets the applicant's brief to transform the building to create a modern head-quarters that meets the operational requirements of both companies. The key design-related outcomes of each workshop were as follows:

19 June 2017 – Design Workshop 1

- Retaining the rhythm of the existing building should principally be achieved through the vertical articulation of the bays.
- A more permeable frontage will enhance public interaction with the site and particularly St Andrew's House.
- There are practical issues with retaining materials such as Portland Shelley Roach stone and as such it is not favoured by the applicant. However, smooth Portland stone and granite will be incorporated.
- The principle of creating a central 'heart' area is supported.
- The principle of extending the building line of the Saffron Hill wing is supported.

29 June 2017 – Design Workshop 2

- The extent of asbestos is a major determinant in terms of the extent of building remodelling required.
- As well as the vertical articulation previously discussed, the horizontal elements of the plinth, veil and hat should be incorporated into the design.
- Stonework can be utilised effectively to provide distinction between the glazing of each vertical bay.
- Variation in façade richness and depth would be an effective tool to link the remodelled design to the existing.

12 July 2017 – Design Workshop 3

- The provision of 168 covered cycle spaces to the rear of St Andrew's House is supported.
- The plinth should exhibit vertical emphasis, and should consider variation in the form and extent of stonework within each bay to provide a more informal and flexible building base.
- The building junction between Charterhouse Street and Saffron Hill should be carefully considered as it presents an opportunity to 'marry' the existing materials to be largely retained along Saffron Hill with the remodelled main façade.
- There is an opportunity to create a more useable outdoor space within the existing courtyard. The provision of a double height extension would replicate the historic street form, although the final design of this extension should be visually lightweight and ensure that views of St Andrew's House are not lost.

26 July 2017 – Design Workshop 4

- The retention of existing metalwork and materials along Saffron Hill is supported.

- The greater use of stone would provide stronger distinction between the bays and strengthen vertical articulation within the façade.
- Replication of architectural principles can be used to achieve a distinctive design which response to the unique context of the site, including topographical issues. This could be achieved through the outward projection of the bays in a similar way to the existing.

St Andrew's House

- 3.26. St Andrew's House is physically unaffected by the application proposals, apart from the provision of secure covered cycle parking to the rear adjacent to the boundary of properties along Ely Place, the installation of roof-level photo-voltaic panels and a green roof, and the demolition of the extension building adjacent.
- 3.27. The ability to enhance the setting of the Grade II Listed St Andrew's House is a principal design consideration. In this regard, the application is supported by a Heritage Statement by Alan Baxter Associates.
- 3.28. In summary, the proposed courtyard extensions are considered to reflect the original street form with a double-height building (i.e. the proposed 'orangery style' extension) facing St Andrew's House and effectively creating a 6m wide path in front of St Andrew's House. The building historically formed part of a high-density urban environment, rather than overlooking a generous courtyard.
- 3.29. Views towards St Andrew's House are enhanced by the creation of a more permeable façade, particularly via the main pedestrian entrance.

Parking and Highways

- 3.30. The application also provides 168 covered cycle parking spaces including approximately 10% of provision for disabled cyclists. This quantum is based on the total quantum of floorspace (including that which is retained). The cycle spaces are mainly provided to the rear of St Andrew's House in a secure and inconspicuous location, making best use of this available space. Further spaces are provided within the central courtyard, with disabled spaces located within the southern entrance gates along Saffron Hill. Cycle changing facilities are provided within 6 & 6a Bleeding Heart Yard. Cycle access is via Saffron Hill.
- 3.31. There is no change to the limited basement vehicle parking provision of ten spaces, which are only used intermittently for operational purposes and not used by day-to-day staff and visitors.
- 3.32. The relocation of the secure vehicle entrance to the westernmost (first) bay requires the insertion of a dropped kerb and the relocation of a bus stop further west towards Ely Place. These matters are set out in the Transport Statement accompanying the application.

Landscaping and Ecology

- 3.33. There is limited soft landscaping provided within the existing courtyard, housed in robust planter beds that are 'of their time'. These will be removed and replaced with new planting that enhances the appearance and attractiveness of the

courtyard. The final landscaping details are to be confirmed but will include native planting and species that will improve the ecological value of the site.

- 3.34. The opportunity is taken to modernise the hardstanding of the remaining undeveloped courtyard area, to provide a high-quality environment and encourage staff to make better use of this space.
- 3.35. It is proposed to introduce a green roof on top of both the Saffron Hill wing and St Andrew's House.

Servicing, Waste and Recycling

- 3.36. The waste and recycling storage arrangements will remain as existing, within a designated area adjacent to the northernmost vehicle entrance on Saffron Hill. This space can adequately accommodate the uplift in waste created by the increased staff headcount.
- 3.37. A Servicing Management Plan is included as part of the Transport Statement. Building servicing will generally remain as existing.

4. Planning Policy Overview

- 4.1. Camden's Development Plan comprises of the Local Plan, which was adopted by the Council on 3 July 2017. This has replaced the Core Strategy and Camden Development Policies documents as the basis for planning decisions and future development in the borough.
- 4.2. The Council's written pre-application advice states that the following Local Plan policies are relevant:
- G1 Delivery and location of growth;
 - C5 Safety and Security;
 - C6 Access for all;
 - E1 Economic development;
 - E2 Employment premises and sites;
 - A1 Managing the impact of development;
 - A3 Biodiversity;
 - A4 Noise and vibration;
 - D1 Design;
 - D2 Heritage;
 - CC1 Climate change mitigation;
 - CC2 Adapting to climate change;
 - CC3 Water and flooding;
 - CC4 Air quality;
 - CC5 Waste;
 - TC2 Camden's centres and other shopping areas;
 - T1 Prioritising walking, cycling and public transport;
 - T2 Parking and car-free development;
 - T4 Sustainable movement of goods and materials; and
 - DM1 Delivery and monitoring.

These policies are set out in more detail at **Appendix 2**.

- 4.3. This is supported by supplementary guidance – 'Camden Planning Guidance'. Chapters of relevance to this proposal include CPG 1 Design; CPG 3 Sustainability; GPG 5 Town Centres, Retail and Employment; CPG 6 Amenity; CPG 7 Transport; and CPG 8 Planning obligations.

- 4.4. Camden's Development Plan sits beneath the National Planning Policy Framework (NPPF, 2012) and is supplemented by the National Planning Practice Guidance (NPPG).
- 4.5. Section 1 of the NPPF supports the building of a strong, competitive economy. Paragraph 20 states that *"to help achieve economic growth, local planning authorities should plan proactively to meet the development needs of business and support an economy fit for the 21st century"*.
- 4.6. The London Plan, updated in March 2015, also forms also forms part of Camden's Local Development Plan.

5. Material Planning Considerations

Principle of Development – Land Use

- 5.1. Camden's Local Plan Policy G1 – Delivery and location of growth – states that the Council will promote the most efficient use of land and buildings in the Borough by supporting development that makes best use of its site, considering quality of design, its surroundings, sustainability, amenity, heritage, transport accessibility and any other considerations relevant to the site. The policy also seeks to meet Camden's objectively assessed need of 695,000 sqm of office floorspace, alongside other growth priorities.
- 5.2. This Policy also reflects the aspiration of Policy 2.11 of the London Plan – Central Activities Zone – Strategic Functions. The policy seeks solutions to constraints on office provision and other commercial development imposed by heritage designations without compromising local environmental quality, including through high quality design to complement these designations.
- 5.3. Local Plan Policy E1 – Economic development – seeks to secure a successful and inclusive economy by creating the conditions for economic growth. Similarly, Policy E2 – Employment premises and sites – encourages the provision of employment premises and sites in the Borough.
- 5.4. The collection of buildings which make up the application site are currently vacant, after De Beers vacated the building to unite with parent company Anglo American under one roof at another location. The proposed increase in floorspace of 4,077 sqm will ensure that the requirements of both companies are met, and facilitate AA&DB's return to 17 Charterhouse Street.
- 5.5. The Council strongly supports the continued employment use of the site, which also reflects the strategic objective of the London Plan to strengthen its economic function through design-led solutions to overcome constraints to office provision.
- 5.6. The proposals will intensify the use of the site as a location for employment. Alongside the proposed extensions which will increase the building's capacity, the existing floorspace is to be rationalised and utilised more efficiently. The existing site layout fail to effectively utilise its generous plot size, and the proposals will increase the efficiency of the site in accordance with Local Plan Policy G1.
- 5.7. The Council has stated its strong support for AA & DB's return to Hatton Garden, which is widely acknowledged to benefit the wider local diamond and jewellery industry, for which Camden has strategic policies designed to protect and enhance. The reoccupation of the building by AA & DB would trigger Section 106 contributions which will serve to strengthen the relationship between De Beers and other local jewellery businesses, as identified below. Notwithstanding, the mere presence of AA & DB at this location will be influential in strengthening Hatton Garden as the core of the jewellery and diamond trade.
- 5.8. A small part of the building has historically been used for jewellery-specific light industrial activity (Class B1c), including diamond sorting and polishing. The companies have since related these primary activities to Gaborone, Botswana, to be closer to source. As such, this function is no longer required at Charterhouse Street and none of the remodelled building will be used for these purposes.

- 5.9. Officers have raised no objection to the employment use of the site comprising solely of Class B1a office use. The development is designed to meet AA & DB's specific operational requirements accordingly. Class B1a office use is identified within the Local Plan as a priority use in this area, and it is noted that the site is near the Holborn growth area, which is a focus area for future economic development.

Principle of Development – Mixed Use Policy

- 5.10. Camden's Local Plan Policy E2 seeks to secure and retain premises suitable for use as jewellery workshops and related uses in Hatton Garden. To achieve this, where proposals would increase total gross internal floorspace by more than 200 sqm, the Council will seek 50% of the additional floorspace as affordable premises suitable for the jewellery sector.
- 5.11. The supporting text to this policy sets out the following at paragraph 5.52:

"When the provision of workspace is not possible due to the nature of the site or the development, we will seek a financial contribution towards support for the jewellery industry. The requirement to provide workspace will be determined by the supply of such space in the area. Where considered appropriate, contributions towards training and support activities for industry in Hatton Garden may be sought in lieu of workshop provision. The level of contribution will be related to the area of workspace that would otherwise have been expected."

- 5.12. The matter of the ability to accommodate affordable floorspace suitable for the jewellery sector has been considered in detail during pre-application discussions, and the Council has acknowledged that it is not possible for a physical contribution to be met on site in this case, given the unique nature of the AA & DB operation and the bespoke operational requirements that are being met.
- 5.13. Given the significant costs of the proposed investment, AA & DB needs to ensure that the building can also accommodate future business growth. As such, there is insufficient capacity to allocate part of the new floorspace to other occupiers, as this would erode that which can be used by AA & DB. The full quantum of proposed floorspace is required by the applicant.
- 5.14. The provision of additional floorspace above that proposed within the application has been considered, however it is the case that the proposed extensions maximise the development capacity of the site. A denser form of development is considered inappropriate given existing site constraints including its situation within the Hatton Garden Conservation Area and the scale of surrounding buildings.
- 5.15. During pre-application discussions, Camden's Officers asked of the potential for AA & DB to release 6 and 6a Bleeding Heart Yard and provide an on-site contribution towards affordable jewellery premises. Although excluded from the application red line, the building falls within the applicant's ownership.
- 5.16. It is the case that insurmountable security risks would arise were the building to be occupied by an alternative business. This would create a situation where AA & DB would not have direct control of the day-to-day security of the building. This could compromise the high-security operation that AA & DB employs, which is a

critical element of the high-value business operation. Although the main diamond sorting operations have been transferred overseas, there will remain substantial levels of high value activity on-site.

- 5.17. Further, it is important to consider that the building occupies a strategically significant corner plot and is key to enclosing the land within AA & DB's ownership from the public. Its release to an alternative occupier would be an obvious breach in what is a robust existing site boundary.
- 5.18. Under the 2001 application to extend the main Charterhouse Street building, the matter of whether the building could make an on-site contribution to the provision of affordable jewellery premises under Camden's previous mixed-use development policy was considered by the Council. Paragraph 6.7 of the Officer's Report for this application (see **Appendix 3**), reference PSX0104294/R1, states:
- "Officers are firmly of the view that it would be impractical to demand the on-site mix of uses as required by policy. To introduce unrelated uses, which require public access, would be to compromise the security required for the DTC operations within their site and the proposed building."*
- 5.19. The design team met with the Metropolitan Police's Designing Out Crime Officer as part of the pre-application process. The Officer confirmed that it would be impractical for a contribution towards affordable jewellery premises to be made on-site as it would comprise the high-security of the site.
- 5.20. Camden's Officers have also been advised that the applicants do not own any other land elsewhere which could house affordable jewellery premises.
- 5.21. Accordingly, in-lieu contributions are applicable in this case. Based on a net increase in floorspace of 4,077 sqm the total in-lieu financial contribution that the development is liable for is circa £1,015,000. The applicant has proposed to offer this contribution as a combination of training and support contribution and a financial contribution at an indicative ratio of 70:30, equivalent to circa £700,000 of training and support contributions and circa £300,000 as financial contributions. Camden's Officers consider this offer acceptable in principle.
- 5.22. The package of training and support contributions is to be agreed with Camden's Economic Development team, and is likely to include training opportunities to support industry best practice. These specific contributions will be secured by way of a Section 106 legal agreement.

Design and Heritage Matters

- 5.23. The application proposals evolved during the pre-application stage through a series of design workshops and encapsulate comments from Planning, Heritage and Conservation, Transport and Policy Officers. A central focus of the design stage is for the proposal to reflect the local context and character of the local area, in accordance with Local Plan Policy D1. The character of Hatton Garden is defined by its high-density environment, and its collection of buildings which form the historic centre of London's jewellery and diamond trade.
- 5.24. The existing building is considered to be locally distinctive, and pre-application discussions have considered how its architectural style and features enable the building to respond to its local context, including the topography of the site. As

discussed in Section 3 of this statement, the application proposals seek to provide a sensitive remodelling of the principal façade and incorporates a modern interpretation of the existing design.

- 5.25. The result is a building façade that offers depth and texture, that has developed the architectural principles successfully employed in the original 1970s construction.
- 5.26. In respect of the proposed extensions, the opportunity to enhance the setting of the Grade II Listed St Andrew's House is a key focus. The extensions will occupy a portion of the existing courtyard, and contribute towards a denser form of development, reflecting of the historic and current character of Hatton Garden.
- 5.27. The extension of the Saffron Hill wing and creation of the double storey 'orangery style' feature will create a separation distance of approximately 6m to St Andrew's House, which is more representative of the historic street form of which St Andrew's House was part. Historical analysis has shown that the building would have never previously faced onto a courtyard, as in the existing arrangement.
- 5.28. Thus, the proposals are considered to enhance the setting of St Andrew's House, which is promoted in Local Plan Policy D2. In doing so, the development takes the opportunity to draw on the contribution made by the historic environment to the character of the place, as promoted at paragraph 126 of the NPPF. Great weight has been given to the conservation of St Andrew's House, in accordance with paragraph 132 of the NPPF. In respect of Section 66 of the Planning (Listed Buildings and Conservation Areas) Act (1990) the proposals give special regard to the desirability of preserving the building and its setting and any features of special architectural or historic interest which it possesses.
- 5.29. Furthermore, the remodelled façade promotes views through the main Charterhouse Street building towards St Andrew's House from the public realm, enhancing the contribution that St Andrew's House makes to the character and appearance of the Conservation Area. This is a public benefit of the proposal.
- 5.30. Given that the extensions are concealed within the envelope of the building, they are generally not viewable from public areas and so do not materially affect the character and appearance of the Hatton Garden Conservation Area. The extensions are proportionate to the host building and utilise more effectively the surplus, underused space within the existing courtyard. Notwithstanding, it is considered that a denser built form, which might otherwise strengthen the economic benefits of the development, would be appropriate.
- 5.31. During pre-application discussions, Officers have stated their agreement in principle as to the location and size of the extensions, and support the modern architectural style proposed. All the proposed extensions sit below the maximum height of the principal Charterhouse Street building, and remain subservient to this focal element of the site.
- 5.32. In summary, the proposals preserve the character and appearance of the Hatton Garden Conservation Area, in accordance with Local Plan Policy D2 and Section 72 of the Planning (Listed Buildings and Conservation Areas) Act (1990). The remodelling of the existing building provides a modern interpretation of original

architectural features which make the building distinctive, while the proposed extensions are concealed within the envelope of the building.

- 5.33. The proposed development will accord with the principles of Local Plan Policy C6 (Access for all), as set out in the Design and Access Statement.

Designing out Crime

- 5.34. Local Plan Policy C5 requires developments to demonstrate that they have incorporated design principles which contribute to community safety and security, and require appropriate security and community safety measures in buildings and spaces.

- 5.35. To ensure that the proposed development achieves these requirements, the development team met with the Metropolitan Police's Designing-Out Crime Officer on 12 July 2017. Some of the key principles agreed at the meeting include:

- It would be unfeasible to provide affordable jewellery floorspace on-site due to the unique security arrangements that the site must maintain;
- There would be clear separation of activities and access arrangements so that there will be no conflict of security and general deliveries;
- The proposed location for secure cycle parking is considered appropriate; and
- The suitability of proposed detailed design features including doors and windows, lighting and CCTV is considered appropriate.

- 5.36. A Safety and Security Assessment has been undertaken by Instrom Security Consultants, in accordance with BREEAM Requirement HEA 06, which will inform the detailed design stage. The report highlights site-specific safety and security risks, and recommends security measures to ensure that the building makes an appropriate response.

Transport and Highways Matters

- 5.37. As stated above the application proposal will provide 168 secure cycle spaces, including approximately 10% DDA-compliant spaces. This figure is based on the total quantum of floorspace provided by the building, as opposed to just the amount required by the uplift in floorspace. The generous provision of cycle parking aligns with the ethos of the development to proposed sustainable forms of transport. As noted above, it is accepted that the use of surplus space to the rear of St Andrew's House as secure cycle parking is entirely appropriate. The development therefore complies with Local Plan Policy T1, which prioritises walking, cycling and public transport.

- 5.38. The Public Transport Accessibility Level (PTAL) rating for the site is 6b, which is the highest possible rating and demonstrates that the site is extremely well-served by public transport. Farrington Station is less than five minutes' walk away, and numerous bus routes serve the site. The uplift in headcount from the development will be adequately served by public transport.

- 5.39. Local Plan Policy T2 requires all new developments in the Borough to be car-free. The application proposes no change to the limited amount of car parking provided

at basement level. In any case, however, these spaces are not generally available to staff and are typically used for operational purposes. The proposals comply with Policy T2.

- 5.40. The proposals include the relocation of the secure vehicle access along Charterhouse Street to the westernmost bay. Internally a new lift system will be inserted, albeit is not material to the planning application. This has the subsequent effect of the existing bus stop on the east-bound carriageway of Charterhouse Street being rehoused further west, towards the junction with Ely Place. A pre-application meeting took place with Transport for London and the development team on 21 June 2017, during which the principle of relocating the bus stop was agreed.
- 5.41. The application submission includes a Transport Statement and Travel Plan by I Transport. The Transport Statement includes details of servicing, waste and recycling arrangements which generally remain unchanged.

Sustainability and BREEAM

- 5.42. The submission is supported by a Sustainability Statement by Twin and Earth detailing the measures proposed to ensure that the development minimises the effects of climate change and meet the highest feasible environmental standards. An Energy Statement by GDM Partnership details the proposed measures to maximise energy efficiency. Together the technical reports detail how the development will comply with Local Plan Policy CC1 (Climate change mitigation) by minimising the effects of climate change and encouraging all developments to meet the highest feasible environmental standards that are financially viable; and applies appropriate climate change mitigation measures in respect of Policy CC2 (Adapting to climate change).
- 5.43. The development achieves a pre-assessed BREEAM rating of 68.49%, which falls slightly short of the 70% threshold to achieve a BREEAM Excellent standard. There are 22.03% of potential credits which will be reviewed during the detailed design stages to determine any additional credits which could be achieved, and it is an aspiration of the development to achieve an Excellent standard.
- 5.44. While it is acknowledged that Policy CC2 encourages extensions of 500 sqm to achieve "Excellent" in BREEAM domestic refurbishment", there are site-specific factors which might potentially prevent the development from achieving the 70% Excellent threshold. Officers have acknowledged these constraints during pre-application discussions.

Amenity

- 5.45. The area surrounding the site is generally in mixed commercial use, although there are a small number of residential dwellings bordering the site along Ely Place and Saffron Hill. Various technical studies have been undertaken to demonstrate that the proposed development will not materially worsen the amenity of neighbours. In general terms, the proposal seeks to upgrade the building, including the plant and machinery that supports its day-to-day operation.
- 5.46. A Noise Assessment by Mach Testing specifies the maximum rating level limits for the proposed plant, such that it is in line with the provisions of BS 4142: 2014. As such, the proposed plant will not cause an adverse noise impact at the worst

affected noise sensitive receptors. The proposed development will therefore comply with Local Plan Policy A4.

- 5.47. A Daylight and Sunlight Report by Delver Patman Redler concludes that the proposals fully recognise and observe the intentions of Planning Policy and BRE Guidance 209 and will be fully acceptable in daylight and sunlight terms when considering neighbouring amenity.
- 5.48. An Air Quality Assessment by RSK concludes that the proposed development will not increase exposure to air quality not meeting relevant standards.
- 5.49. The application is supported by a draft Demolition Management Plan and a draft Construction Management Plan, which details the measures taken during the demolition and construction phases to minimise impacts on the surrounding area.
- 5.50. In summary, the proposed development manages the impact of development in accordance with Local Plan Policy A1, and has taken account of potential factors that could harm amenity.

London View Management Framework

- 5.51. The application site falls within the designated viewing corridors from Kenwood and Parliament Hill to St Paul's Cathedral. Both the London Plan and Camden's Local Plan requires protection of these strategically important views. The tallest point of the building is the roof of the plant room of the Charterhouse Street building frontage, sitting above the seventh floor. All elements of the proposed extension will sit within the envelope of the site and will have no impact on the designated viewing corridors. The Charterhouse Street building will remain the tallest part of the site, which is, in any case, is of a generally consistent height with surrounding buildings.

Flooding

- 5.52. The entirety of the site falls within Flood Zone 1 and so is at low risk of flooding. Moreover, the proposed development will not increase the amount of hardstanding and thus will not increase the flood risk of neighbouring land. During pre-application discussions, the Council has confirmed that a Flood Risk Assessment is not required. The development is supported by a Sustainable Urban Drainage Strategy by Ramboll, which sets out the existing drainage systems on site; proposals for collection and discharge of surface water from the proposed development; and proposals for collection and discharge of foul water from the proposed development
- 5.53. The proposals comply with Local Plan Policy CC3 which seeks to ensure that development does not increase flood risk.

Archaeology

- 5.54. Given that the site lies in the London Suburbs Archaeological Priority Area, a Desk-Top Archaeological Assessment has been undertaken by Isambard Archaeology. The assessment concludes that the site has a high potential for finding buried heritage assets dating to all periods but notes that the construction of the current building in the mid-1970s required extensive areas to be excavated. The creation of these would have truncated any buried heritage assets.

5.55. It is anticipated that there will be limited areas which may require excavation as part of the proposed development. However, due to the disturbance across the whole of the site from the construction of the current building it is thought that there will be low potential of finding any buried heritage assets resulting from the groundworks. It is therefore considered that no further archaeological work is required. This assessment ensures that the development accords with Local Plan Policy D2.

Landscaping and Ecology

5.56. The application is supported by an Ecological Appraisal by The Ecology Consultancy which concludes that the current site is a suitable habitat for breeding birds and measures must be taken to avoid killing birds or destroying their nests; and a range of measures should be undertaken to satisfy the requirement for ecological enhancement.

5.57. While the proposals seek to remove a relatively small amount of planting and shrubbery, an agreed landscaping plan will include native planting and species that will improve the ecological value of the site. The proposed green roof installations will also contribute positively in this regard. It is therefore considered that the proposals will comply with Local Plan Policy A3.

Section 106 matters

5.58. As set out above, the applicants have agreed an in-lieu contribution towards affordable premises suitable for the jewellery industry, with regard to saved Local Plan Policy E2. The proposed uplift in floorspace would trigger an in-lieu contribution of circa £1,015,000. During pre-application discussions, it was agreed that this contribution could be split between a package of training and support programmes to benefit the local economy, and a financial contribution. The final detail of these contributions is to be agreed with Camden's Economic Development Team.

5.59. The draft Section 106 Agreement submitted with the application includes the following key contributions:

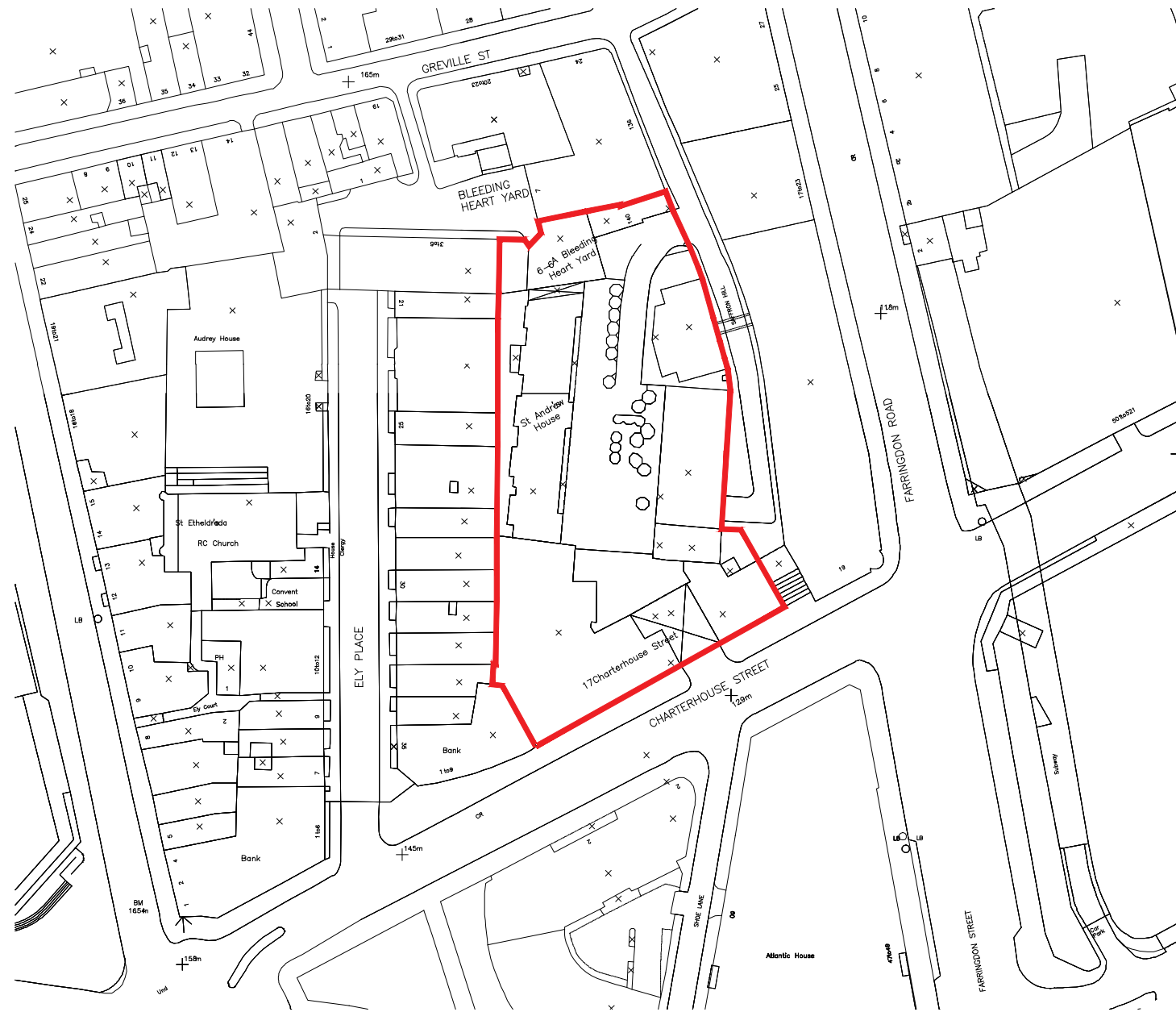
- Affordable Workspace Contribution Local Employment and Procurement Contribution;
- Demolition and Construction Management Plan Review Contribution;
- Travel Plan Monitoring contribution;
- Pedestrian, Cycling, Environmental and Public Realm Contribution;
- Highway Works Contribution;
- Provide and agree with Camden Council a Jewellery Sector Training and Support Plan;
- Provide and agree with Camden Council an Employment and Training Plan; and
- Provide and agree with Camden Council a Demolition and Construction Management Plan.

6. Conclusions

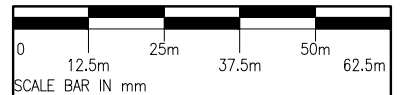
- 6.1. Planning permission is sought on behalf of Anglo American & De Beers for development proposals to transform 17 Charterhouse Street to create a modern head-quarters building to meet the present and future business requirements of both companies. The site is currently vacant, after De Beers vacated the site to co-locate with their parent company in Westminster.
- 6.2. The proposed development would enable both companies to return to Hatton Garden. De Beers have had a historically important role in the development of the local diamond and jewellery economy, and Camden Council and other local stakeholders welcome the companies' intention to make a long-term investment in Charterhouse Street.
- 6.3. The application proposals principally comprise of the proposed remodelling of the main Charterhouse Street frontage, and the uplift in floorspace of some 4,077 sqm through a series of extensions contained within the existing building envelope.
- 6.4. The proposed scheme has evolved during pre-application discussions, which have focused most on producing a high-quality design which offers a modern interpretation of existing architectural features allowing the current building to respond positively to its location within the Hatton Garden Conservation Area. The design exhibits vertical articulation to recreating the series of eight bays, maintaining the rhythm of the existing building.
- 6.5. The proposed extensions have been sensitively designed with regard to enhancing the setting of the Grade II Listed St Andrew's House. Views of this building will be enhanced, and the partial infilling of the existing courtyard will replicate the historic townscape.
- 6.6. Overall, the proposed development will provide a range of economic benefits and create a distinctive high-quality building to meet modern business needs. It is demonstrated that the proposals comply with both national and local planning policy, and it is considered that planning permission should be granted accordingly.

Appendices

1. Site Location Plan



1 LOCATION PLAN
SCALE 1:1250



SITE AREA: 4645sqm

P1 10.08.17 ISSUED FOR PLANNING
REV DATE PURPOSE OF ISSUE MD BY

CLIENT AA & DB
PROJECT 17 CHARTERHOUSE ST.
DRAWING LOCATION PLAN

SCALE A3 @ 1:1250 STATUS PRELIMINARY
CAD FILE P17-059-A-07-SIT-01.dwg TENDER
DRAWN MD CONSTRUCTION
CHECKED NA AS BUILT

DRAWING NO. P17-059A 07 SIT 01 P1



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2. Planning Policy Review

National Planning Policy Framework (March 2012)

The National Planning Policy Framework (NPPF) sets out the Government's overarching planning policies and how these should be applied, and states a presumption in favour of sustainable development at paragraph 14.

Paragraph 17 sets out the Government's core planning principles. These state that planning should:

- Proactively drive and support sustainable economic development to deliver the business and industrial units...that the country needs.
- Always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;
- Conserve heritage assets in a manner appropriate to their significance.

Paragraph 20 states that to help achieve economic growth, local planning authorities should plan proactively to meet the development needs of business and support an economy fit for the 21st century.

Paragraph 21 states that investment in business should not be over-burdened by the combined requirements of planning policy expectations.

Paragraph 56 states that the Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Paragraph 58 states that planning policies and decisions should aim to ensure that developments will function well and add to the overall quality of the area; optimise the potential of the site to accommodate development; and respond to local character and history.

Paragraph 132 states that when considering the impact of a proposed development on the significance of a heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting.

Paragraph 204 states that planning obligations should only be sought where they meet the following tests:

- necessary to make the development acceptable in planning terms;
- directly related to the development; and
- fairly and reasonably related in scale and kind to the development.

Camden Local Plan (July 2017)

Policy G1 Delivery and location of growth

The Council will create the conditions for growth to deliver the homes, jobs, infrastructure and facilities to meet Camden's identified needs and harness the benefits for those who live and work in the borough.

The Council will deliver growth by securing high quality development and promoting the most efficient use of land and buildings in Camden by:

- a. supporting development that makes best use of its site, taking into account quality of design, its surroundings, sustainability, amenity, heritage, transport accessibility and any other considerations relevant to the site;
- b. resisting development that makes inefficient use of Camden's limited land;
- c. expecting the provision of a mix of uses where appropriate, in particular in the most accessible parts of the borough, including an element of self-contained housing where possible; and
- d. supporting a mix of uses either on site or across multiple sites as part of an agreed coordinated development approach, where it can be demonstrated that this contributes towards achieving the strategic objectives and delivers the greatest benefit to the key priorities of the Plan.

Growth in Camden will be expected to help contribute towards achieving the strategic objectives of the Local Plan and help deliver the Council's priorities.

This Plan seeks to meet Camden's objectively assessed needs to 2031 for:

- 16,800 additional homes (see "Policy H1 Maximising housing supply");
 - 695,000sqm of office floorspace (see "Policy E1 Economic development");
- and
- c30,000sqm of retail floorspace.

Policy C5 Safety and Security

Aims to work with partners to tackle crime, fear of crime and antisocial behaviour. Requires developments to demonstrate that they have incorporated design principles which contribute to community safety and security.

Policy C6 Access for all

Seeks to promote fair access and remove the barriers that prevent everyone from accessing facilities and opportunities, expecting that all buildings and places to meet the highest practicable standards of accessible and inclusive design so they can be used safely, easily and with dignity by all. It also expects spaces, routes and facilities between buildings to be designed to be fully accessible; encourages accessible public transport.

Policy E1 Economic development

Secures a successful and inclusive economy in Camden by creating the conditions for economic growth and harnessing the benefits for local residents and businesses by supporting businesses of all sizes. It also supports local enterprise development, employment and training schemes for Camden residents; and supports Camden's industries by promoting and protecting the jewellery industry in Hatton Garden.

The policy directs new office development to the growth areas, Central London, and the town centres to meet the forecast demand of 695,000sqm of office floorspace between 2014 and 2031.

Policy E2 Employment premises and sites

Encourages the provision of employment premises and sites in the borough. It aims to protect premises or sites that are suitable for continued business use, in particular premises for small businesses, businesses and services that provide employment for Camden residents and those that support the functioning of the Central Activities Zone (CAZ) or the local economy.

Hatton Garden

The Council will seek to secure and retain premises suitable for use as jewellery workshops and related uses in Hatton Garden. We will also resist development of business premises and sites for a non-business use.

Where the applicant can demonstrate criterion a. and b. above we will expect the proposals to provide a mix of uses that include premises suitable for use as jewellery workshops.

We will consider redevelopment of premises or sites that are suitable for continued jewellery workshops provided that:

- j. the level of jewellery workshop space is increased or at least maintained;
- k. the redevelopment retains existing businesses on the site as far as possible;
and
- l. the relocation of businesses will not cause harm to CAZ functions or Camden's local economy.

Where proposals in Hatton Garden would increase total gross internal floorspace by more than 200sqm, we will seek 50% of the additional floorspace as affordable premises suitable for the jewellery sector.

Policy A1 Managing the impact of development

Seeks to protect the quality of life of occupiers and neighbours, including granting permission for development unless this causes unacceptable harm to amenity.

The Council will:

- a. seek to ensure that the amenity of communities, occupiers and neighbours is protected;

- b. seek to ensure development contributes towards strong and successful communities by balancing the needs of development with the needs and characteristics of local areas and communities;
- c. resist development that fails to adequately assess and address transport impacts affecting communities, occupiers, neighbours and the existing transport network; and
- d. require mitigation measures where necessary.

Policy A3 Biodiversity

Protects and enhances sites of nature conservation and biodiversity. Planning permission for development will be granted unless it would directly or indirectly result in the loss or harm to a designated nature conservation site or adversely affect the status or population of priority habitats and species.

Policy A4 Noise and vibration

Seeks to ensure that noise and vibration is controlled and managed. Development should have regard to Camden's Noise and Vibration Thresholds as planning permission will not be granted for developments likely to generate unacceptable noise and vibration or developments sensitive to noise in locations which experience high levels of noise, unless appropriate attenuation measures can be provided and will not harm the continued operation of existing uses.

Planning permission will only be granted for noise generating development, including any plant and machinery, if it can be operated without causing harm to amenity. We will also seek to minimise the impact on local amenity from deliveries and from the demolition and construction phases of development.

Policy D1 Design

The Council will seek to secure high quality design in development. The Council will require that development:

- a. respects local context and character;
- b. preserves or enhances the historic environment and heritage assets in accordance with "Policy D2 Heritage";
- c. is sustainable in design and construction, incorporating best practice in resource management and climate change mitigation and adaptation;
- d. is of sustainable and durable construction and adaptable to different activities and land uses;
- e. comprises details and materials that are of high quality and complement the local character;
- f. integrates well with the surrounding streets and open spaces, improving movement through the site and wider area with direct, accessible and easily recognisable routes and contributes positively to the street frontage;
- g. is inclusive and accessible for all;

- h. promotes health;
- i. is secure and designed to minimise crime and antisocial behaviour;
- j. responds to natural features and preserves gardens and other open space;
- k. incorporates high quality landscape design (including public art, where appropriate) and maximises opportunities for greening for example through planting of trees and other soft landscaping,
- l. incorporates outdoor amenity space;
- m. preserves strategic and local views;
- n. for housing, provides a high standard of accommodation; and
- o. carefully integrates building services equipment.

The Council will resist development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

Policy D2 Heritage

The Council will preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas, listed buildings.

Conservation areas

In order to maintain the character of Camden's conservation areas, the Council will take account of conservation area statements, appraisals and management strategies when assessing applications within conservation areas.

The Council will require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area.

Listed buildings

To preserve or enhance the borough's listed buildings, the Council will resist proposals for a change of use or alterations and extensions to a listed building where this would cause harm to the special architectural and historic interest of the building.

Archaeology

The Council will protect remains of archaeological importance by ensuring acceptable measures are taken proportionate to the significance of the heritage asset to preserve them and their setting, including physical preservation, where appropriate.

Policy CC1 Climate change mitigation

Requires all development to minimise the effects of climate change and encourages all developments to meet the highest feasible environmental standards that are financially viable during construction and occupation.

Policy CC2 Adapting to climate change

Requires development to be resilient to climate change.

All development should adopt appropriate climate change adaptation measures such as:

- a. the protection of existing green spaces and promoting new appropriate green infrastructure;
- b. not increasing, and wherever possible reducing, surface water runoff through increasing permeable surfaces and use of Sustainable Drainage Systems;
- c. incorporating bio-diverse roofs, combination green and blue roofs and green walls where appropriate; and
- d. measures to reduce the impact of urban and dwelling overheating, including application of the cooling hierarchy.

Any development involving 5 or more residential units or 500 sqm or more of any additional floorspace is required to demonstrate the above in a Sustainability Statement.

The Council will promote and measure sustainable design and construction by expecting non-domestic developments of 500 sqm of floorspace or above to achieve “excellent” in BREEAM assessments and encouraging zero carbon in new development from 2019.

Policy CC3 Water and flooding

Seeks to ensure that development does not increase flood risk and reduces the risk of flooding where possible.

Policy CC4 Air quality

Ensures that the impact of development on air quality is mitigated and ensures that exposure to poor air quality is reduced in the borough.

The Council will take into account the impact of air quality when assessing development proposals, through the consideration of both the exposure of occupants to air pollution and the effect of the development on air quality. Consideration must be taken to the actions identified in the Council’s Air Quality Action Plan.

Air Quality Assessments (AQAs) are required where development is likely to expose residents to high levels of air pollution.

Policy CC5 Waste

Seeks to make Camden a low waste borough by making sure that developments include facilities for the storage and collection of waste and recycling.

Policy TC2 Camden’s centres and other shopping areas

Promotes successful and vibrant centres throughout the borough to serve the needs of residents, workers and visitors by pursuing the individual planning objectives for each centre.

Policy T1 Prioritising walking, cycling and public transport

The Council will promote sustainable transport by prioritising walking, cycling and public transport in the borough.

In order to promote cycling in the borough and ensure a safe and accessible environment for cyclists, the Council will seek to ensure that development provides for accessible, secure cycle parking facilities exceeding minimum standards outlined within the London Plan; and makes provision for high quality facilities that promote cycle usage including changing rooms, showers, dryers and lockers.

Policy T2 Parking and car-free development

The Council will limit the availability of parking and require all new developments in the borough to be car-free.

Policy T4 Sustainable movement of goods and materials

The Council will promote the sustainable movement of goods and materials and seek to minimise the movement of goods and materials by road.

Policy DM1 Delivery and monitoring

The Council will deliver the vision, objectives and policies of the Local Plan by working with a range of partners to ensure that opportunities for creating the conditions for growth and harnessing its benefits for the borough are fully explored.

The Council will also use planning contributions where appropriate to;

- i. support sustainable development;
- ii. secure the infrastructure, facilities and services to meet the needs generated by development; and
- iii. mitigate the impact of development.

3. Planning Committee Report - Application PSX0104294/R1

Address: 17 Charterhouse Street		1
Application Number: PSX0104294/R1	Officer: David Whittington	
Ward: Holborn	Case File: N/17/32/A	
Date of Application: 25 th June 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 G; 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/00/009/ rev G; A/01/001 rev D; A/01/002/rev E; A/02/002/ rev F; A/02/001rev G		
<ul style="list-style-type: none"> • 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 		

RECOMMENDATION SUMMARY: APPROVE, grant planning permission subject to conditions and the completion of a S106 agreement

Applicant: The Diamond Trading Company 17 Charterhouse Street London EC1 6RA	<div style="border: 2px solid black; padding: 5px; transform: rotate(-2deg);"> <p>LONDON BOROUGH OF CAMDEN TOWN AND COUNTRY PLANNING ACTS</p> <p style="font-size: 1.2em; font-weight: bold;">06 DEC 2001</p> <p>RECOMMENDATION AGREED ON BEHALF OF THE COUNCIL</p> </div>	Agent: Fitzroy Robinson 14 Devonshire Street London W1G 7AE
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Related Application number: CSX0104295	Case File: N17/32/A	2
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Address: Sports Centre, Saffron Hill, EC1	
Date of Application: 25 th June 2001	
Proposal:	
Two storey sports centre, Saffron Hill,	
As shown on drawing numbers 142 TSQ 36 rev A; 142 TSQ 37 rev E; A/10/10 rev A; LON01/99/SC/03; LON01/99/SC/02 ; LON01/99/SC/01	
RECOMMENDATION SUMMARY: APPROVE, grant conservation area consent subject to conditions.	

LONDON BOROUGH OF CAMDEN
TOWN AND COUNTRY PLANNING ACTS

06 DEC 2001

RECOMMENDATION AGREED
ON BEHALF OF THE COUNCIL

10/5

Related Application number: CSX0104296

Address: 138-140 Saffron Hill, EC1

Date of Application: 25th June 2001

Proposal:
Three storey building in use for storage purposes.

As shown on drawing numbers A10/01 rev A; Morgan Brach Roberts 'Plans & Elevations as existing'; Three ELS Land Consultants Ltd drawings dated February 1979 'Ground Floor Plan, Section, Elevations.

RECOMMENDATION SUMMARY: APPROVE, grant conservation area consent subject to conditions.

Case File: N17/32/ACAMDED
LONDON BOROUGH OF CAMDEN
TOWN AND COUNTRY PLANNING ACTS

06 DEC 2001

RECOMMENDATION AGREED
ON BEHALF OF THE COUNCIL

Related Application number: CSX0104297

Address: Bridge over Charterhouse Street, EC1

Date of Application: 25th June 2001

Proposal:
Demolition of two storey bridge spanning Charterhouse Street, as shown on drawing numbers 142 DJA 683 rev C; Method Statement for removal of an existing bridge link: Whity Bird & Partners dated 31st January 2001.

RECOMMENDATION SUMMARY: APPROVE, grant conservation area consent.

Case File: N17/32/A

4

ANALYSIS INFORMATION

Land Use Details: including demolished structures

	Use Class	Use Description	Floorspace
Existing	B8 D2	Storage Private sports centre	710m2
Proposed	B1	Offices (and ancillary functions including staff canteen and sports hall)	3921m ²

Parking Details:

	Parking Spaces (General)	Parking Spaces (Disabled)
Existing	42	3
Proposed	27	3

LONDON BOROUGH OF CAMDEN
TOWN AND COUNTRY PLANNING ACTS

06 DEC 2001

RECOMMENDATION AGREED
ON BEHALF OF THE COUNCIL

10/6

This application is being reported to the sub-committee due to the size of development and because of the requirement of a S106 Planning Obligation

OFFICERS' REPORT

1. SITE

- 1.1 The application site relates primarily to an area located upon the west side of Saffron Hill, towards its southern end and junction with Charterhouse Street. The Diamond Trading Company (DTC, a De Beers company) possess a considerable property portfolio in the Hatton Garden area, and occupy the majority of adjacent buildings in the area, including a large site to the south of Charterhouse Street (located within the City of London) and linked to properties located within Camden by a large two storey bridge spanning Charterhouse Street.
- 1.2 The site within Saffron Hill is currently occupied by a brick two storey private sports centre for use by DTC staff. The centre contains squash courts and also a small roof top tennis court. Adjacent to the site is a three storey building owned and currently in use by DTC as storage floorspace.
- 1.3 Within the existing buildings in Saffron Hill and Charterhouse Street, DTC processes, grades, sorts and sells approximately 60% of the total world supply of rough diamonds. As a result of this very high value operation, security within the site is exceptionally tight. The existing buildings are effectively subdivided internally so as to provide secure routes and areas within the building to ensure the safe and secure movement of diamonds through the site. At the present times diamonds are transported through the building from area to area, often passing through several individual buildings.
- 1.4 The site is located within the Hatton Garden Conservation Area. A Grade II listed building, St. Andrews House (owned and used by DTC to accommodate visiting guests and staff) is located directly to the rear of the site. The building is of a colonial style and replicates an original De Beers head-quarters building in South Africa. The southern end of Saffron Hill is within the ownership of DTC, however permissive pedestrian rights of way exist along the entire length of Saffron Hill. The site is surrounded primarily by other commercial buildings (mainly in the control of DTC), with residential accommodation in close proximity located to the north of the site at the junction of Saffron Hill and Greville Street.

2. THE PROPOSAL

Original

- 2.1 Conservation Area consent is sought of the demolition of the sports complex fronting Saffron Hill and also the adjacent three storey storage building. In addition, it is proposed to demolish the two storey bridge linking properties on either side of Charterhouse Street.
- 2.2 Full planning permission is sought for a 7 storey (basement, lower ground and 5 upper floors) building directly fronting Saffron Hill, and linking to the existing adjacent DTC buildings. The building would comprise floorspace of 3921sq m within use class B1 associated to the sorting, grading and processing

10/7

of diamonds. In addition, ancillary facilities including a staff canteen, and sports hall are also proposed. Vehicular access to the rear of the site is proposed through an 'archway' from Saffron Hill. A 4 storey glazed link bridge is proposed to span Saffron Hill, linking this proposed building to existing DTC buildings along the opposite side of Saffron Hill.

- 2.3 The application would result in the loss of 15 car parking spaces, and also proposes net increases in cycle and motorcycle parking. The application has been accompanied by a Transport Impact Statement, a B.R.E.E.M statement relating to energy efficiency, and a Green Travel Plan, which seeks to establish and promote more sustainable travel to and from the site by staff and visitors. Hard landscaping is also proposed to the front of the site within Saffron Hill.

Revisions

- 2.4 The application has been revised to reduce the height of a stair tower located at the northern end of the proposed building. In addition, internal alterations have taken place to remove an internal mezzanine floor, and provide a multi-purpose sports hall rather than squash courts.

3. RELEVANT HISTORY

- 3.1 None directly relevant to this proposal

4. CONSULTATIONS

Statutory Consultees

4.1 **Corporation of London**

No objection

4.2 **London Borough of Islington**

No objection

4.3 **English Heritage**

Recommends approval of the method statement relating to archaeological evaluation of the site, submitted by the applicant. The implementation of the works is not required prior to determination of this planning application, so the archaeological position should be reserved by attaching a condition to any consent granted.

Bloomsbury Conservation Area Advisory Committee

- 4.4 Regarded the proposal as *'being excessive and unduly bulky, insensitive and totally inappropriate for the area in terms of bulk, height form and design. It would destroy views and the setting of St. Andrew's House. The bridge is regarded as 'being totally inappropriate and would destroy the spatial character of Saffron Hill. It should be refused without delay.'*

Adjoining Occupiers

	Original	R1
<i>Number of Letters Sent</i>	93	00
<i>Number of responses Received</i>	2	00
<i>Number in Support</i>	0	00
<i>Number of Objections</i>	2	00

4.5 Two separate representations were received from residents occupying dwellings at 25-27 Farringdon Road. Objections to the scheme were made on the following grounds;

- Noise pollution
- Dust pollution
- Noise generated by construction traffic along Saffron Hill
- Loss of light to residential dwellings
- Increase in traffic levels causing traffic congestion
- Parking is already difficult at the present time
- Increase pedestrian and vehicle traffic increase noise pollution
- Link bridge will deprive occupants in surrounding buildings of privacy
- Loss of uninterrupted views of the surroundings.

5. POLICIES

5.1 Camden Unitary Development Plan 2000

- Policy RE1 Environmental quality and regeneration
- Policy RE2 Residential amenity and environment
- Policy RE3 Access for all
- Policy RE4 Location of development
- Policy RE5 Mixed use development
- Policy RE6 Planning Obligations
- Policy EN1 General environmental protection and improvement
- Policy EN4 Providing safe and attractive public spaces
- Policy EN5 Noise and Vibration
- Policy EN6 Disturbance from plant and machinery
- Policy EN7 noise and disturbance during construction activity
- Policy EN13 Design of New development
- Policy EN14 Setting of new development
- Policy EN15 Landscaping
- Policy EN16 Site layout
- Policy EN19 Amenity for occupiers and neighbours
- Policy EN31 Character and appearance of conservation areas
- Policy EN32 Demolition of unlisted buildings in conservation areas
- Policy EN38 Preservation of listed buildings
- Policy EN43 Strategic Views
- Policy EN44 Viewing Corridor
- Policy EN45 Wider setting of strategic views
- Policy EC3 Retention of employment uses
- Policy EC4 Areas with potential for business development
- Policy TR1 Public Transport accessible development
- Policy TR3 Traffic impact statements
- Policy TR21 Pedestrians

Policy TR22 Cycling
Policy CL3 Assessment of applications in the Central London Area
Area statement : Hatton Garden Area

5.2 **Other Relevant Planning Policies**
PPG 15 '*Planning and the Historic Environment*'

5.3 **Supplementary Planning Guidance**
Camden UDP Revised Supplementary Planning Guidance 2001
Hatton Garden Conservation Area Statement

6. ASSESSMENT

6.1 The principal considerations material to the determination of this application are summarised as follows:

- a) Principle of development;
- b) Principle of demolition;
- c) Mixed use development;
- c) Design and conservation matters;
- d) Traffic and Transport;
- e) Impact upon residential amenity
- f) Archaeology; and,
- g) S106 obligations.

Principle of Development

6.2 The site possesses exceptional circumstances. The operations within the existing DTC complex are unique. There is no other comparable institution in global terms that handles a concentration of diamond material such as that which occurs at this site. The Hatton Garden jewellery quarter is of immense strategic-economic importance in a local, national and international context. DTC can be considered to the primary stakeholder in this industry, and their London presence is essential to the continued support of Hatton Garden as Europe's premier jewellery / gem market.

6.3 Essentially the application seeks to consolidate existing DTC operations within the Borough of Camden, and Hatton Garden generally. The existing employees (approx. 200) located in premises to the south of Charterhouse Street, would be relocated to the main DTC buildings to the north and within Camden. The new building would provide notable enhancements to the operation of the diamond processes, by ensuring that diamonds do not have to travel long distances, and by consolidating key processes and staff in close proximity to each other within the building. This re-organisation of space is considered essential to the efficient and successful operation of the diamond processing.

6.4 The principle of development is supported by the UDP in terms of increasing employment and consolidating the economic role of parts of Central London within the borough. The UDP specifically considers Hatton Garden as a key employment area, focussed on the area's specialist jewellery manufacturing and retailing industry. Policies SCL1, SCL2 note the importance of securing mixed use developments, balancing the demands for commercial development and conservation of the environment, and the need to secure additions to the

residential stock of the borough, including affordable housing. CL3 requires that regard will be had to area descriptions and character of the designated Central London Areas. The consolidation of DTC within Hatton Garden and Camden is a positive development with benefits throughout the area.

Principle of Demolition

- 6.5 The demolition of the bridge spanning Charterhouse Street is to be welcomed in principle. The bridge has a heavy and solid presence within the streetscene, and its removal would enhance the general streetscape. Similarly the two storey sports building within Saffron Hill makes little or no contribution to the character of appearance of the conservation area, and its demolition would remove an unsightly large building. The three-storey storage building also fronting Saffron Hill is non-descript and does not make a positive contribution to the Conservation Area. In the event of plans for redevelopment being approved, the loss of these buildings is considered acceptable and in accordance with UDP Policies EN31 and EN32.
- 6.6 The applicant has submitted information about the method of demolition and removal. It is intended to add an informative reminding the applicant of their responsibilities in terms of obtaining the necessary highway licences, including from the Corporation of London. Conditions are also imposed relating to the method of demolition of the sports centre and three storey building

Mixed Use Development

- 6.7 As noted previously, security is exceptionally tight. Movement throughout the building is closely monitored at all times and existing buildings are formed internally by several sealed areas. The UDP local area description notes that importance of protecting employment floorspace in Hatton Garden but that where an increase in new floorspace is proposed, development of this scale would ordinarily be expected to be comprised by a mix of uses, for example residential accommodation in accordance with UDP Policies RE5, CL3 and PPG 1. However, having visited the site, officers are firmly of the view that it would be impractical to demand the on-site mix of uses as required by policy. To introduce unrelated uses, which require public access, would be to compromise the security required for the DTC operations within their site and the proposed building. However, accepting that on site provision of mixed uses is not appropriate, does not negate the requirement for the development to comply with local and national policy. Given this, the application is required to make either adequate off site provision or to provide financial contributions to offset the lack of onsite mixed use development. This matter is considered further at Paragraphs 6.26-6.33.

Design and Conservation Matters

- 6.8 The proposed building has a curved main elevation, reflecting the line of Saffron Hill. The original character of Saffron Hill was largely been lost during the 1939-45 war and through subsequent modern development. However, the street possesses an attractive winding quality with high buildings adding to the impact of the historic narrow pattern of the street.
- 6.9 The objections of the Conservation Area Advisory Committee (CAAC) are noted with respect to the mass and bulk of the building. The building is of the same height as buildings opposite and to the south of the application site. The application has been revised to reduce the height of the stair tower at the north

- of the site, and this revision notably improves the relationship of the proposed building to the adjoining 4 storey building. Officers do not agree with the comments of the CAAC, and consider that the scale of the building relates to other buildings within the street, and reflects the narrow street pattern with 5-6 storey buildings hard up against the street. The ability to view the proposed building from longer distance and elsewhere within the conservation area is limited.
- 6.10 The proposed building is of good design reflecting the line of the street, and incorporating a curved elevation at the northern point of the site, adjacent to and above the vehicular access point. The front elevation is formed with fully glazed, (with opaque glazed) panels. The proposed building is set back behind the main building line of the adjacent building, and the curved form provides a smooth junction between old and new. Officers consider this arrangement to lessen the overall presence of the building within the street. Conditions are proposed to require the submission and approval of details relating to materials.
- 6.11 The ground levels within Saffron Hill fall southwards through the site towards Charterhouse Street, and as a result this change in gradient serves to mitigate against the height and mass of the building. The building will be viewed along the length of the street rather than from directly opposite the site, and this linear form will also lessen the overall impact of the building.
- 6.12 Given the enclosed nature of Saffron Hill, the scale and mass of the existing buildings within the street, it is considered that the link bridge would provide a lightweight structure across the street. The bridge is integral to the internal operation of the building, providing four secure levels for diamond transportation. This structure would not be visible to any significant extent from the northern end of Saffron Hill. The objections of the CAAC are noted in this respect, however officers do not consider that material harm of a sufficient scale to warrant the refusal of the application would occur as a result of this feature.
- 6.13 The proposed building will to some extent limit views into the site and specifically of the listed building, St. Andrews House. Some limited views will remain through the vehicle entrance, but the ability to view this building from the public realm will be reduced. Whilst this is regrettable, the building does not have a significant presence within the wider conservation area, and is surrounded by substantial commercial building and there are no long views to the listed building. Given this existing situation, it is considered that the proposed development would not cause material harm to the building itself or its setting. Indeed, the removal of the unsightly and functional sports block and its replacement with a comprehensive design can be viewed as an improvement. Views of the building will still be available to the few pedestrians using Saffron Hill by looking up through the vehicle access. In light of this, officers consider it appropriate to negotiate some public access to the building and this matter is addressed at Paragraph 6.31. The proposed development would not cause material harm to the setting of the proximate Grade II listed building at 25-27 Farringdon road, which also fronts Saffron Hill to the north of the application site.

6.14 The site lies within the Parliament Hill-St.Pauls and the Kenwood viewing corridors, and the background consultation area. The proposed development would have no adverse effect upon protected strategic views and the development falls somewhat below the maximum height limits. The enclosed nature of the site, means that existing surrounding buildings will largely obscure the building.

6.15 In summary, officers consider the scheme to accord with the provisions of the UDP with regard to design, (EN13, EN14) preserving and enhancing the character and appearance of the conservation area, (EN31) and in relation to the listed building (EN38).

Traffic and Transport.

6.16 The applicant has submitted a Transport Impact Statement, and officers consider that the additional floorspace created by the scheme would not result in any identifiable problem in respect of public transport capacity or the free flow of highways in the area. The site is well located in respect of principle bus routes along Farringdon Road, Charterhouse Street and Holborn Circus. Farringdon Underground station and Thameslink services combine to provide a highly accessible site.

6.17 The applications propose the loss of 15 non-operational car parking spaces, and this is to be welcomed. The new building will contain shower and changing facilities to encourage greater cycling levels, and under the Green Travel Plan 10 additional spaces will be provided within 2 years and a further 10 in the subsequent three years. A total of thirty one motor cycle parking spaces are currently provided within the DTC site and this is considered to be an adequate level of provision.

6.18 In addition, the Green Travel Plan which will form part of the associated S.106 Agreement obliges DTC to undertake and maintain a range of initiatives aimed at increasing modal split and promoting sustainable modes and patterns of travel.

6.19 Hard landscaping improvements are proposed within Saffron Hill. These are considered acceptable and will assist in improving the pedestrian environment; important when the final mode of travel to site for the majority of staff is by foot. These are considered acceptable and a condition is proposed requiring submission of samples of proposed materials.

Impact upon Residential Amenity

6.20 Officers do not consider that the proposed development would cause material harm by way of a loss of light leading to a reduction in residential amenity. The proximate residential properties are located north of the site. The site environs are already heavily built up, including the area behind where the proposed development is to be located, and it is considered that the linear form of the development, diagonally opposite the residential site would not cause significant loss of light. It is possible that some views from the residential building may be reduced, but the right to a view is not a material planning consideration. The residential building also sits higher than the application site because of the change in gradient along Saffron Hill. The development is not considered to have an overbearing or domineering impact. Similarly, the link bridge is unlikely to result in a loss of privacy to the residential flats given the

distance (approximately 40m) between the two structures, and the level of usage likely to occur within this bridge, which is primarily required for security purposes.

- 6.21 Other objections such as harm caused by an increase in parking, congestion and pedestrian activity are not likely to occur given that the increase in floorspace is to accommodate existing staff located within Charterhouse Street, following the disposal of this existing building. Officers have considered that this level of floorspace (including the continued future use of the existing floorspace within the City of London along Charterhouse Street) will not result in a material increase in congestion or competition for parking. The application is proposing a reduction in the level of off-street car parking and this to is to welcome. Existing on-street parking restrictions are in place within the surrounding area.
- 6.22 Many of the third party objections are concerned with noise, dust and disturbance during the construction period. These objections in themselves are not sufficient or material to warrant refusal of the application on such grounds. However, control of noise and other nuisance can be adequately controlled under other existing legislation, primarily environmental health legislation. It is intended to add informatives relating to the hours of construction, and the general control of pollution arising from demolition and construction works.
- 6.23 Conditions are also imposed to ensure that the installation and operation of roof top plant does not cause an increase to background noise levels or disturbance to nearby residents.

BREEM (Building Research Establishment Environmental Assessment Method)

- 6.24 The proposed building scored an 'Excellent' rating when considered against environmental performance indicators. Supplementary Planning Guidance requires the submission of such an assessment, and notes that a favourable BREEM assessment will be a material consideration in support of an application, but that an unfavourable rating will not be a reason for refusal

Archaeology

- 6.25 The Hatton Garden area is noted as area of high archaeological significance particularly the Roman period. English Heritage recommend that a methodology statement submitted by the applicant for archaeological evaluation is acceptable, and that a condition be attached to ensure that the archaeological position be reserved.

S106 Agreement and Obligations

- 6.26 Paragraph 6.7 of this reports notes the requirement of the application to comply with Policy RE5 and PPG1 in relation to the provision of a mixed use development, and also notes the impracticalities of making such provision on site. In light of this officers have negotiated a range of financial contributions in lieu of physical provision in line with Policy RE5 and RE6.
- 6.27 A development of this size in Hatton Garden, in line with Policy RE5, CL3, and PPG1 and the proposed changes to the Council's mixed use policy now subject to consultation, could be expected to provide approximately 35% of the total additional floorspace for residential use. In this instance this would equate to approximately 1373m² of residential floorspace. In lieu of providing on site

residential units, the applicant has agreed to provide a commuted payment equivalent to four affordable housing units, equating to approximately £320,000.

- 6.28 Had mixed-use development been considered appropriate on site, officers would have also sought the provision of floorspace with Class B1(c) to provide for light industrial units within the Hatton Garden area. Ensuring a ready and available supply of such light industrial workshops is essential to the underpinning of the jewellery industry within the area, and increases in this stock are to be welcomed.
- 6.29 The Chief Executive's Regeneration Team is engaged in long term programmes to help secure economic gain and regeneration within the Hatton Garden area and have help to establish the Hatton Garden Jewellery Centre Partnership. A long-term aim is to provide the 'Hatton Garden Jewellery Centre', an educational / employment training intuitive aimed at providing support advice and premises for the jewellery industry. In lieu of providing on-site light industrial units officers have negotiation a total of £60,000, as a contribution to the establishment of this Centre. A site has yet to be identified although discussions have taken place with other developers in the Hatton Garden area. This contribution would be used in the establishment and fitting out of the centre when a suitable site is identified.
- 6.30 Furthermore, officers have secured a commitment from the applicant to provide 6 places per annum for a period of five years on a six week Diamond Studies Course that is run in the Diamond Trading Company's training school, equivalent to a financial contribution of £120,000 (6 persons x £4000 x 5years). Training spaces to be provided free for suitable candidates, nominated by the Hatton Garden Jewellery Centre Partnership, of which the Council is a partner.
- 6.31 As the proposed development would lessen the ability to view the listed building, St. Andrews House, the applicants have agreed to permit public access to the site during the annual 'Open House' programme to widen the public appreciation of architecture throughout the capital
- 6.32 The submitted Green Travel Plan would also form part of the S106 Agreement, obliging the applicants to undertake a range of sustainable transport initiatives.
- 6.33 Officers consider that this package of obligations, commuted to financial contributions in light of the practical difficulties of providing a mixed use scheme on site, represents an acceptable series of contributions in line with the Camden UDP, and particularly with regard to the identified needs of the Hatton Garden area.

7. CONCLUSION

- 7.1 The proposed extension and consolidation of DTC's operation within Hatton Garden is welcome in terms of the stability of the key stakeholder within the jewellery quarter, and the local national and international economies.
- 7.2 The principle of considering that a mix of uses should not be provided on site is accepted by officers given the unique nature of the operations within the existing site and the proposed building and the need for absolute security.

10/15.

- 7.3 In light of this officers consider the proposed financial contributions as proposed to be secured via the S106 agreement, represents an acceptable series of commuted payments. The significant figures for affordable housing, the proposed jewellery centre, and the training opportunities should be welcomed. These contributions are necessary and related to the development in lieu of requiring an on-site mix of uses, and will help support and underpin the jewellery sector in Hatton Garden.
- 7.4 The building does possess a large mass, but officers have noted that the site topography and the context of the site combine to mitigate against the presence of the building. The building follows the existing arrangement of buildings and the line of the street. Whilst it is regrettable that some views of the listed building will be lost, these issues must be weighed against the positive benefits that the development will bring, in terms of continued and consolidated employment use, support of a key economic sector, and the range of commuted payments in lieu of on site provision.
- 7.5 Officers do not consider that the development would result in any material harm neither to the existing transport infrastructure nor to the amenity of those living nearby. Conditions are proposed to reduce the impact of demolition construction.

8. LEGAL COMMENTS

- 8.1 Members are referred to the note from the Legal Division at the start of the Agenda.

9. RECOMMENDATION:

1. PSX0104294

Grant Planning Permission, subject to a legal agreement under the following heads of terms and conditions:

HEADS of TERMS of S106 Agreement

1. The payment of a commuted sum of £320,000 for the off-site provision of 4 affordable housing units.
2. The allocation of 6 places per annum within the applicant's Diamond Training School, for a period of 5 years. The Hatton Garden Jewellery Centre Partnership to hold nomination rights.
3. ~~The payment of £60,000 to the Council in connection with the establishing of the Hatton Garden Jewellery Centre~~
4. The permitting of public access to the Grade II Listed building., St. Andrews House, under the auspices of the annual 'Open House' initiative.
5. The inclusion of the Green Travel Plan within the S106 Agreement, obligating the applicant to a range of sustainable travel and transport initiatives

SEE
ATTACHED
SHEET.

Conditions

10/16

AMENDMENT

Address: 17 Charterhouse Street	
Application Number: PSX0104294/R1	Officer: David Whittington
Ward: Holborn	Case File: N/17/32/A
Date of Application: 25 th June 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;	

Proposed modification to Heads of Term

Replace existing head of term (3)

The payment of £60,000 to the Council in connection with the establishing of the Hatton Garden Jewellery Centre

With

The payment of £60,000 to the Council in connection with the establishing of the Hatton Garden Jewellery Centre. In the event of the Jewellery Centre not becoming implemented, the monies to be used for other regeneration projects within the Hatton Garden area.

Additional Condition (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.

Reason

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.

- 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.(CD01).
- 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.(DD04).
- 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 (L_{A90}), 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 L_{A90} , 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 L_{Aeq}) when in operation shall at all times add not more than 1 decibel to the existing background noise level L_{A90} , 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.

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Reasons

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1. To ensure that the Council may be satisfied with the external appearance of the building in accordance with the requirements of policies EN1 and EN13, and EN31 of the London Borough of Camden Unitary Development Plan 2000. (DD01)
2. To ensure that the Council may be satisfied with the external appearance of the building in accordance with the requirements of policies EN1 and EN13, and EN31 of the London Borough of Camden Unitary Development Plan 2000. (DD01).
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. (DK03)
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 and EN13, and EN31 of the London Borough of Camden Unitary Development Plan 2000. (DD01).

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Informatives

1. Works of construction and ancillary activity should not take place other than between the hours of 08.00am to 18.00pm on Monday to Friday and 08.00am to 13.00pm 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

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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. (IE07)

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).

2. CSX0104295

CSX0104296 Grant Conservation Area Consent subject to conditions

Conditions

- 1) No demolition works shall commence until a statement outlining the method, process and management of the demolitions hereby authorised has been submitted to and approved in writing by the Council. Thereafter all demolition works shall be undertaken in strict accordance with the approved details.
- 2) No demolition hereby permitted shall not be undertaken before a contract for the carrying out of the works of redevelopment of the site has been made and full planning permission has been granted for the redevelopment for which the contract provides.

Reasons

- 1 To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy RE2, and EN7 of the London Borough of Camden Unitary Development Plan 2000.
- 2 To protect the visual amenity of the area in accordance with the requirements of policies EN31 and EN32 of the London Borough of Camden Unitary Development Plan 2000.

Informatives

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1. The applicant is advised to liaise with Council officers with regard the measures required to be undertaken and the procedures and process to be implemented to ensure that the documentation required under condition 1 is considered acceptable to the Council. These will include *inter alia* measures relating to noise, vibration, dust, use of plant, demolition methods, wheel washing facilities, coverage of vehicles to prevent dust clouds, dust screening, watering, vehicle movements, ~~etc etc~~.
2. Works of construction and ancillary activity should not take place other than between the hours of 08.00am to 18.00pm on Monday to Friday and 08.00am to 13.00pm on Saturday, with no working on Sunday or Bank Holidays, in order to comply with locally enforced standards.
3. **CSX0104297, Grant conservation area consent**

Informatives

- 1) The applicant is reminded of their statutory responsibilities with regard to the demolition of the structure the subject of this consent. The applicant should consult at the earliest opportunity with the respective Highway Engineers of the London Borough of Camden and the Corporation of London with respect the programme, timing and highway implications for the demolition of the bridge spanning Charterhouse Street.