

Jenna Litherland  
Development Control  
Planning Services  
London Borough of Camden  
Town Hall  
Argyle Street  
London  
WC1H 8ND

14 September 2017

Our Ref: 17/3583

Dear Ms Litherland,

**Re: 17 & 19 Charterhouse Street, London, EC1**  
**Application for prior notification for demolition in a conservation area**  
**Application for planning permission for associated façade repair works**

We write on behalf of our clients, Anglo American and De Beers (AA & DB), in respect of the proposed demolition of a four-storey link bridge between 17 and 19 Charterhouse Street, and associated façade repair works. The buildings sit adjacent to one another along Charterhouse Street, with Saffron Hill running between them. Both buildings sit within the Hatton Garden Conservation Area.

Two separate submissions have been made to the Council, directly related to one another, as follows:

- Application for prior notification for demolition in a conservation area (relating to the link bridge); and
- Application for planning permission for associated façade repair works following these demolition works.

As you are aware, a planning application to extend and remodel 17 Charterhouse Street was submitted on 11 August 2017 (reference 2017/4586/P) and is currently pending determination. In tandem, an application for associated listed building consent (reference 2017/4581/L) is also pending determination, relating to works affecting the Grade II Listed St Andrew's House, which sits within the site boundary.

17 Charterhouse Street is the historic headquarters of De Beers and principally comprises of three component parts: the main Charterhouse Street building including the main public-facing frontage, which extends via a late-addition extension along Saffron Hill; St Andrew's House; and a smaller corner building, 6 & 6a Bleeding Heart Yard. 19 Charterhouse Street was previously owned by De Beers and housed various office-based operations; however, when the UK business operations were consolidated, the building was sold, and is now occupied by Anglia Ruskin University.

17 Charterhouse Street is physically adjoined to 19 Charterhouse Street via a link bridge spanning Saffron Hill. It is a four-storey structure, linking the 1<sup>st</sup> to 4<sup>th</sup> floors of each building. Given that there is now no overlap between the respective operations of each site, the link bridge is redundant and obsolete, and it is therefore proposed to remove the bridge in its

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entirety. Given that 17 Charterhouse Street is the subject of comprehensive redevelopment proposals, it is an opportune time to remove the link bridge, as an early phase of the wider works. A proposed methodology, set out by appointed structural engineers Ramboll, is included within the suite of submission documents. It should be noted that the five-storey link bridge which adjoins both buildings along the Charterhouse Street elevation, above the stepped Public Right of Way, is unaffected by the proposals.

Through prior discussions, Anglia Ruskin University has confirmed that its preferred time for the demolition works to take place is between 16 December 2017 and 2 January 2018, which will minimise disruption to on-site operations. It is envisaged that the timing of these submissions is sufficient to commence work during the suggested dates, with the main planning application (2017/4586/P) expected to be determined in November 2017. If further time is needed to undertake the necessary façade repairs, the period between 10 January 2018 and 21 January 2018 has been identified.

During pre-application discussions, Camden's Planning Officers have confirmed that an application seeking prior notification for proposed demolition should be submitted for determination. In tandem, it was agreed that a separate planning application seeking approval of associated façade works to the Saffron Hill elevations of both 17 and 19 Charterhouse Street would be submitted. These repair works are a necessary consequence of demolishing the link bridge, which will effectively leave void gaps in the existing facades. The gaps will be repaired using a materials palette to match the existing architectural style of each building, providing consistency throughout each elevation, as shown on the submission drawings listed below. Given the overlapping matters at hand, it is envisaged that both applications will be determined alongside each another.

The application seeking prior notification for demolition comprises of the following documents:

- Application Form;
- Application Fee - £80 (paid online via the Planning Portal);
- Application drawings:
  - P17-059-A-05-SIT-01-20 - Bridge Removal Existing Location Plan;
  - P17-059-A-05-SIT-02-20 - Bridge Removal Existing Site Plan;
  - P17-059-A-05-00-20 – Bridge Removal – Existing Ground Floor;
  - P17-059-A-05-01-20 – Bridge Removal – Existing First Floor;
  - P17-059-A-05-02-20 – Bridge Removal – Existing Second Floor;
  - P17-059-A-05-03-20 – Bridge Removal – Existing Third Floor;
  - P17-059-A-05-04-20 – Bridge Removal – Existing Fourth Floor;
  - P17-059-A-05-05-20 – Bridge Removal – Existing Fifth Floor;
  - P17-059-A-05-EVE-02-20 – Bridge Removal – Existing Saffron Hill Context Elevation;
  - P17-059-A-05-EVE-11-20 - Bridge Removal - Existing Saffron Hill (19 Charterhouse Street) Elevation;
  - P17-059-A-07-SIT-01-20 - Bridge Removal Location Plan;
  - P17-059-A-07-SIT-02-20 - Bridge Removal Site Plan;
  - P17-059-A-07-00-20 - Bridge Removal - Proposed Ground Floor;
  - P17-059-A-07-01-20 - Bridge Removal - Proposed First Floor;
  - P17-059-A-07-02-20 - Bridge Removal - Proposed Second Floor;

- P17-059-A-07-03-20 - Bridge Removal - Proposed Third Floor;
- P17-059-A-07-04-20 - Bridge Removal - Proposed Fourth Floor;
- P17-059-A-07-05-20 - Bridge Removal - Proposed Fifth Floor;
- P17-059-A-07-EVE-02-20 - Bridge Removal - Proposed Saffron Hill Context Elevation;
- P17-059-A-07-EVE-11-20 - Bridge Removal - Proposed Saffron Hill (19 Charterhouse Street) Elevation;
- P17-059-A-07-EVE-33 - Bridge Removal - Proposed Saffron Hill Bay Study (Grid P);
- P17-059-A-07-EVE-37 - Bridge Removal - Proposed 19 Charterhouse Street Bay Study;
- Demolition Method Statement;
- Link Bridge GA and Details;
- Link Bridge GA and Details;
- Link Bridge Internal Section;
- Link Bridge Security Mesh Specification.

The application seeking planning permission for the façade repair works along Saffron Hill includes:

- Application Form and Certificate B;
- Application Fee - £195;
- CIL Questions;
- Application drawings (replicated above):
  - P17-059-A-05-SIT-01-20 - Bridge Removal Existing Location Plan;
  - P17-059-A-05-SIT-02-20 - Bridge Removal Existing Site Plan;
  - P17-059-A-07-SIT-01-20 - Bridge Removal Location Plan;
  - P17-059-A-07-SIT-02-20 - Bridge Removal Site Plan;
  - P17-059-A-05-EVE-02-20 – Bridge Removal – Existing Saffron Hill Context Elevation;
  - P17-059-A-05-EVE-11-20 - Bridge Removal - Existing Saffron Hill (19 Charterhouse Street) Elevation;
  - P17-059-A-07-EVE-02-20 - Bridge Removal - Proposed Saffron Hill Context Elevation;
  - P17-059-A-07-EVE-11-20 - Bridge Removal - Proposed Saffron Hill (19 Charterhouse Street) Elevation;
  - P17-059-A-07-EVE-33 - Bridge Removal - Proposed Saffron Hill Bay Study (Grid P);
  - P17-059-A-07-EVE-37 - Bridge Removal - Proposed 19 Charterhouse Street Bay Study.

As we are keen to progress with works during Anglia Ruskin University's preferred timeframes, I would be grateful if we could avoid any prospective pre-commencement planning conditions, by responding to any matters arising during the statutory

consultation period. I trust that the information provided herein is sufficient to ensure validation and look forward to receiving confirmation. If you require further information or clarification, please do not hesitate to contact me.

Yours sincerely,

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

Paul Galgey MRTPI

Senior Planner

**Planning Potential**

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