

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

13 February 2018

Our Ref: 17/3583

Dear Ms Litherland,

Re: 17 Charterhouse Street, London, EC1N 6RA

Submission of details reserved by planning condition

On behalf of our clients, Anglo American and De Beers (AA & DB) please find enclosed details pursuant to conditions 4 (hard and soft landscaping details), 6 (living roof), 9 (cycle storage details), 12 (rainwater and greywater harvesting) and 13 (Sustainable urban Drainage System) of planning permission 2017/4586/P, approved on 24 January 2018.

Planning permission was granted for the following works:

Extensions and refurbishment of the existing part seven, part five storey (plus basement) building including erection of a single storey roof extension to Saffron Hill block, part two-storey and part five-storey extensions within central courtyard, part removal of the existing façade and part replacement with new glazed, metal and stonework façade to Charterhouse Street. Access alterations including redesign of existing pedestrian entrance and relocation of vehicular entrance on Charterhouse Street. Remodelling and replacement of existing plant and equipment. Provision of cycle parking spaces, and associated landscaping works.

Condition 4 states:

No development, other than site clearance and enabling works, shall take place until full details of hard and soft landscaping (including materials where necessary) and means of enclosure of all un-built, open areas and public realm (including the terraces at 5th and 6th floor level) have been submitted to and approved by the local planning authority in writing. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

The following details are submitted herein:

- Landscaping design brochure - Townshend Landscape Architects

Condition 6 states:

Prior to commencement of development, other than site clearance and enabling works, full details in respect of the living roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority. The details shall include

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

Consultant
Caroline Dawson

Associates
Sally Arnold | Rob Scadding | Heather Vickers | Alan Williams | David Williams

i. a detailed scheme of maintenance;

ii. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used and showing a variation of substrate depth with peaks and troughs;

iii. full details of planting species and density.

The following details are submitted herein:

- P17-082 A-27-06 P1 – Sixth Floor Roof Finishes;
- P17-082 A-41-DET-50 P1 – Roof Typical Build-Up Details;
- P17-082 A-41-DET-76 P1 – L6 Roof Details.

Condition 9 states:

Prior to commencement of development, other than site clearance and enabling works, details of secure and covered cycle storage area for 100 cycles shall be submitted to and approved by the local planning authority. The approved facility shall thereafter be provided in its entirety prior to the first occupation of any of the new units, and permanently retained thereafter.

The following details are submitted herein:

- P17-059-A-07-SIT-04_revP2 - Traffic Management Study – Cycles and Storage;
- Turvec 2ParkUp Two Tier cycle store product specification;
- Turvec T-Hide Cycle Shelter product specification;
- Turvec Wave Cycle Shelter product specification.

Condition 12 states:

Prior to commencement of any development, other than site clearance & preparation, details of the rainwater and grey water recycling proposals should be submitted to the local planning authority and approved in writing. The development shall thereafter be constructed in accordance with the approved details.

The following details are submitted herein:

- GDM Partnership – Rainwater and Greywater Recycling Strategy file note;
- 4253-01A – 17 Charterhouse Street water reclamation system (Aquality);
- 4253-01B – Saffron Hill water reclamation system (Aquality);
- Combined Rainwater Harvesting and Greywater Recycling Specification & Quotation (Aquality);
- Alumasc BluRoof Stormwater Management brochure;
- Blue Roof Calculation - Level 6, Saffron Hill;
- Blue Roof Calculation – Level 7, Charterhouse Street.

Condition 13 states:

Prior to commencement of development, other than site clearance and enabling works, details of a sustainable urban drainage system shall be submitted to and approved in writing by the local planning authority. Such system shall be

based on a 1:100 year event with 30% provision for climate change (demonstrating in excess of 50% betterment on existing brownfield rates and seeking greenfield levels of runoff). The system shall be implemented as part of the development and thereafter retained and maintained.

The following details are submitted herein:

- Surface Water Drainage Pro-forma (updated 1 February 2018);
- Planning Condition 13 Discharge Report (Ramboll).

The application fee of £116.00 has been paid via the Planning Portal. We would be happy to attend a meeting to discuss the submission details in greater detail. In the mean-time, we look forward to receiving confirmation that the application has been validated.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'P. Galgey', with a stylized flourish at the end.

Paul Galgey MRTPI

Senior Planner

Planning Potential

London