

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

3 July 2018

Our Ref: 17/3583

Dear Ms Litherland,

Re: 17 Charterhouse Street, London

Application for the installation of security bollards

On behalf of our clients, Anglo American and De Beers (AA & DB), please find enclosed an application seeking full planning permission for the installation of 3 no. security bollards adjacent to the main entrance of the above building. The application land falls outside the ownership of AA & DB, and is public highway.

The following documents are enclosed:

- Application Form and Certificate B;
- CIL Questions;
- Plans:
 - Location Plan P-17-059-A-07-SIT-11 P1;
 - Existing Charterhouse Street Block South Elevation - P17-059-A-05-EVE-03;
 - Charterhouse Street entrance as approved (without bollards) – P17-059 A-07-ELE-31 P1; and
 - Charterhouse Street entrance as proposed (with bollards) – P17-059 A-07-ELE-32 P1.

The application fee of £234 has been paid via the Planning Portal.

Application Proposals

As you are aware, planning permission was granted on 24 January 2018 for the refurbishment and extension of 17 Charterhouse Street (ref. 2017/4586/P), the historic headquarters of De Beers, the mining and diamond trading company of international significance. A core element of the consented development is the remodelling of the existing Charterhouse Street façade from its defensive, fortress-like structure to create a modern building which meets the commercial requirements of both companies. The remodelling of the building strikes a balance between maintaining a solid stone building base, whilst enhancing views through the building towards the Grade II Listed St Andrew's House, which sits to the rear of the main

Directors
Helen Cuthbert | Stuart Slatter | Claire Temple | Alastair Close
Dan Templeton

Associate Directors
Katie Turvey | Heather Vickers

Consultant
Lorna Byrne

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Sally Arnold | Rob Scadding | Alan Williams | David Williams

building. This design balance is achieved by creating a glazed façade around the main pedestrian entrance from Charterhouse Street.

However, the extent of glazing is an obvious weak spot of the building from a security perspective, with the extent of glazing increasing the potential of the building to be successfully ram-raided. The three security bollards are proposed as a deterrent to a potential ram raid, offering a physical barrier to protect the building from attack. Maintaining uniquely high levels of security is a key priority for AA&DB, given the high-value nature of the business; and the reputation that the building historically has for housing high-value goods.

The proposed bollard specification is shown on drawing P17-059 A-07-ELE-32 P1. The bollards are Marshalls GE-BL-00011, of a natural colour that will blend into the street scene, and mounted to the pavement via a buried flange. They measure 1.1m in height.

Planning Assessment

Camden Local Plan (2017) Policy T1 (Prioritising walking, cycling and public transport) states that, *"in order to promote walking in the borough and improve the pedestrian environment, we will seek to ensure that developments:*

c. are easy and safe to walk through ('permeable'); and

e. provide high quality footpaths and pavements that are wide enough for the number of people expected to use them. Features should also be included to assist vulnerable road users where appropriate".

It is acknowledged that, to a relative degree, the proposed bollards will have a net increase on the amount of street furniture on this stretch of pavement, however it is emphasised that the quantum of bollards has been minimised and are situated close to the building elevation, leaving a generous 'free' pavement width for pedestrians to use.

We are aware of the Council's determination of a similar application at 48 Hatton Garden (ref: 2016/1019/P), a short distance away from the application site, and in the heart of London's jewellery district, for:

"Replacement shopfront; replacement pavement lights, installation of CCTV equipment; erection of safety bollards to front of shopfront."

In granting permission for the proposals on 15 June 2016, the Council's assessment states that, *"although the safety bollards would create street clutter and may cause a perception of crime, they are considered to be justified insofar as they would form a vital first line of defence against vehicle attack, which is a real threat given the nature of the business, and they will prevent the need for metal shutters, which would detract from the character and appearance of the wider area".*

The Decision Notice (including Officer's Report) for application 2016/1019/P is provided at **Appendix 1**.

We have also met with the Metropolitan Police's Design Out Crime Officer to discuss proposed design security improvements, who share our view that the site is vulnerable to a vehicle attack, particularly around the main entrance. A letter from the Metropolitan Police is provided at **Appendix 2**, and states:

"...The major concern surrounding the design of the building is the main entrance doors that are situated on Charterhouse Street and which are opposite Shoe Lane. It is strongly felt that this area is vulnerable, as Shoe Lane provides ample space for a vehicle to achieve a maximum speed to ram the main entrance doors and force entry... The only way to prevent this type of attack on the building would be the placement of HVM (Hostile Vehicle Mitigation) bollards between the kerbing and building line".

Detailed discussion on security matters have therefore concluded that it is essential to design into the wider development stronger protection against a potential vehicle attack, and the permission pursuant to 48 Hatton Garden provides acknowledgement from the Council that the unique nature of Hatton Garden businesses are particularly important to protect.

It should also be noted that the extent of glazing in this area of the façade was requested by Officers as part of the overall planning balance of design and conservation matters, and it is essential that the security bollards are provided in tandem. It is therefore respectfully requested that planning permission is granted.

Yours sincerely,

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

Paul Galgey MRTPI

Senior Planner

Planning Potential

London

Appendix 1 - 2016/1019/P - Decision Notice (including Officer's Report)

Mr Nicholas Pawlik
pawlik + wiedmer limited
Unit 1.33
75 Whitechapel Road
London
E1 1DU

Application Ref: **2016/1019/P**
Please ask for: **Kate Phillips**
Telephone: 020 7974 **2521**

15 June 2016

Dear Sir

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
48 Hatton Garden
London
EC1N 8EX

Proposal:
Replacement shopfront; replacement pavement lights, installation of CCTV equipment;
erection of safety bollards to front of shopfront

Drawing Nos: 15506-GA_010; 15506-EX_100; 15506-EX_300; 15506-GA_100; 15506-GA_300.

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).



- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: 15506-GA_010; 15506-EX_100; 15506-EX_300; 15506-GA_100; 15506-GA_300.

Reason: For the avoidance of doubt and in the interest of proper planning.

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 4 The proposed safety bollards shall be painted black, unless otherwise agreed in writing with the Local Planning Authority.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

Informatives:

- 1 Reasons for granting permission

The existing shopfront is not historic and nor does it make a positive contribution to the townscape; as such, its replacement is considered to be acceptable. The proposed replacement shopfront would relate better to the scale, proportions and architectural style of the host building and surrounding facades. The shop frontage would still be mainly glazed, but the glazing bars would provide interest and rhythm to the frontage, which the existing frontage lacks.

The existing signage would be moved to the upper part of the entablature and a new hanging sign would be installed, below the fascia level, to the side of the shopfront. Whilst signs below the fascia level are normally discouraged, the new hanging sign would be at the same height as the projecting sign at No. 46, which is considered to be acceptable.

The CCTV equipment would be modest in scale and appearance and would be sited in the same relative position as the CCTV equipment at No. 49, which is considered to be acceptable.

The proposed walk-on pavement lights are considered to be acceptable. Previously, permission has been granted for the installation of a front lightwell and metal railings, which would have been more intrusive in the street scene.

Although the safety bollards would create street clutter and may cause a perception of crime, they are considered to be justified insofar as they would form a vital first line of defence against vehicle attack, which is a real threat given the nature of the business, and they will prevent the need for metal shutters, which would detract from the character and appearance of the wider area. Also, the use of bollards instead of a front lightwell will encourage window shopping by pedestrians.

No objections have been raised in relation to the works. The application site's planning history and relevant appeal decisions were taken into account when coming to this decision.

Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under and s.72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

The proposed development is in general accordance with Policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and Policies DP10, DP24, DP25, DP26, DP29 and DP30 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with Policies 7.4, 7.6 and 7.8 of the London Plan 2016; and the provisions of paragraphs 14, 17, 56-66 and 126-141 of the National Planning Policy Framework 2012.

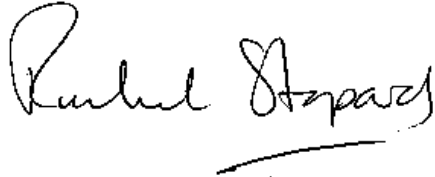
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath the name.

Rachel Stopard
Director of Supporting Communities

Appendix 2 – Letter from Met Police, 15 March 2018



Paul Gagley
Magdalen House
148 Tooley Street
London
SE1 2TU

Continous Policing Improvement
Command (CPIC)

Jim Cope

**Police Constable – Design Out Crime
Officer**

Metropolitan Police Service

Continuous Policing Improvement
Command (CPIC)

m 0208 733 3703

a. Ruislip Police Station, 5 The Oaks,
Ruislip, HA4 7LF

w: www.met.police.uk e:
Jim.Cope@met.pnn.police.uk

Dear Paul,

The following recommendations are as a result of the meeting with yourself and other relevant partners who are involved in the development of 17 Charterhouse Street, EC1 which was held on the 14th March 2018.

As discussed the major concern surrounding the design of the building is the main entrance doors that are situated on Charterhouse Street and which are opposite Shoe Lane. It is strongly felt that this area is vulnerable, as Shoe Lane provides ample space for a vehicle to achieve a maximum speed to ram the main entrance doors and force entry. This type of attack would be difficult during the day due to the large amount of traffic coming from Holborn Circus to Farringdon Street but would not be impossible if a look out was used covering the blind junction. It would more than likely occur at night when the building is not in use and vehicle activity is reduced.

The only way to prevent this type of attack on the building would be the placement of HVM (Hostile Vehicle Mitigation) bollards between the kerbing and building line. As I explained during the meeting this is something I cannot myself recommend so have requested advice from the local CTSA (Counter Terrorism Security Advisor).

Currently the main entrance doors are shown as being Two (2) automatic 'Clam' style type sliding doors. These work on the principle that as the first door opens the second door will also open in a short space of time to allow entry into the building. In theory the first door should be closed as the second opens to prevent loss of heat and prevent inclement weather from entering the building. Unfortunately, if used on a high pedestrian usage building the doors are found to be continually open and any security they may have is lost.

Therefore, as a security feature to any building I would not recommend the above style doors as the best way to control access and movement into the building. Due to the proposed use of the 17 Charterhouse Street security is a major issue and this has been addressed with other parts of the building. From analysing the plans the main

entrance/reception is currently the weakest part of the building and will need to be addressed. I would recommend the fitting of an LPS 1175 Issue SR2 (as minimum security rated product) revolving door and if another access is required complying with DDA then these should also be rated to LPS 1175 Issue SR2. Obviously these are not security tested to a vehicle attack but can easily be 'locked down' from the reception desk and prevent any other unauthorised access.

If you require any further help or advice then I will be more than happy to assist.

Yours sincerely,

Jim Cope