

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

6 July 2018

Our Ref: 17/3583

Dear Ms Litherland

Re: 17 Charterhouse Street, London EC1N 6RA

Application under Section 73 of the Town and Country Planning Act (1990) (As Amended)

On behalf of our clients, De Beers UK and Anglo American Services (UK) Limited, please find enclosed an application submitted under Section 73 of the Town and Country Planning Act (1990) (As Amended) seeking a Minor Material Amendment to the extant planning permission 2017/4586/P pursuant to the above site.

Planning permission was granted on 24 January 2018 for the following:

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.

The proposed Minor Material Amendment is in respect of the approved two storey vehicle entrance bay, positioned to the west of the Charterhouse Street façade. It is proposed to replace this vehicle lift entrance with a single storey lift entrance. During the evolution of the development, it has become necessary to increase the capacity of the building to accommodate more staff than originally planned for. By gaining the first floor floorspace previously occupied the lift, additional habitable office floorspace is created. The vehicle entrance base will remain suitable and of sufficient size to handle high value deliveries to the building.

Compared with the approved scheme, the amended vehicle entrance offers betterment in terms of increasing the extent of glazing at first floor level. Through the development of the project, it has been a key design intention to create a more visually permeable building compared with the existing façade, whilst maintaining the stone building base which gave distinction to the existing façade. It is considered that the amended vehicle entrance achieves this balance accordingly.

The following drawings are enclosed within the submission:

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

Associate Directors
Katie Turvey | Heather Vickers

Consultant
Lorna Byrne

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

Existing

Existing Ground Floor Plan - P17-059-A-05-00;

Existing First Floor Plan - P17-059-A-05-01; and

Existing Charterhouse Street Block South Elevation - P17-059-A-05-EVE-03.

Approved

Proposed Ground Floor Plan - P17-082-A-07-00 Rev. P3;

Proposed First Floor Plan - P17-082-A-07-01 Rev. P3;

Proposed Charterhouse Street Elevation - P17-082-A-07-EVE-03 Rev. P3; and

Vehicle Lift Bay – Scheme as Approved - P17-059-A-07-ELE-35 Rev. P1.

Proposed

Proposed Ground Floor Plan - P17-059-A-07-00 Rev. P6;

Proposed First Floor Plan - P17-059-A-07-01 Rev. P4;

Proposed Charterhouse Street Elevation - P17-059-A-07-ELE-03 Rev. P5; and

Vehicle Lift Bay – Revised Proposal - P17-059-A-07-ELE-36 Rev. P1.

A Site Location Plan (P17-059-A-07-SIT-01 Rev. P1) and CIL Form are also enclosed.

It is requested that the decision notice refers to these amendments, by replacing the approved drawings with the proposed drawings.

We trust that the enclosed drawings and documents are sufficient for the application to be validated and look forward to receiving confirmation in due course. The application fee of £234 has been paid via the Planning Portal.

Yours sincerely,



Paul Galgey MRTPI

Senior Planner

Planning Potential

London