

Laura Hazleton
Regeneration and Planning
Development Management
5 Pancras Square
London
N1C 4AG

22 July 2019

Our Ref: 17/3583

Dear Ms Hazleton,

Re: 17 Charterhouse Street, London, EC1N 6RA
Application for planning permission and Listed Building Consent

Overview

On behalf of our clients, De Beers UK Limited and Anglo American Services (UK) Limited, please find enclosed an application seeking full planning permission and associated listed building consent for the proposed enclosing of a gap between the junction of 17 Charterhouse Street and St Andrew's House. The site is within the Hatton Garden Conservation Area and St Andrew's House is Grade II Listed.

As you are aware, planning permission was granted on 24 January 2018 for the following works (ref. 2017/4586/P):

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.

An associated Listed Building Consent, ref. 2017/4581/L, was granted on 29th January 2018 for associated minor works to St Andrew's House.

The approved works are being implemented and once completed, the development will enable De Beers, the mining and diamond company of international significance, to relocate back into its original home in the heart of London's historic diamond district.

Design and Access

Several proposed amendment applications have been submitted to Camden Council as the scheme has changed slightly through the detailed design process. The latest proposals, for which planning permission and listed building consent are sought, seek to infill a small gap between St Andrew's House and the main 17 Charterhouse Street building, which is subject

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of a substantial extension. The boundary of the new extension sits in very close proximity to St Andrew's House, but does not physically abut the building. This is unlike the arrangement prior to the implementation of the extant consent, whereby 17 Charterhouse Street and St Andrew's House were physically linked.

The proposed extension leaves a small gap between the new extension and the flank wall of St Andrew's House. The visible width of the gap is skewed and varies from approximately 200mm on the eastern side and approx. 500mm on the western side. The gap will be inaccessible, and the infilling of this gap will result in a clean finish between both buildings.

The gap needs to be closed off vertically at both ends and horizontally across the top, creating a cavity. Sealing off this area will ensure the area remains dry and will prevent the movement of vermin into the courtyard. As the gap will be four storeys high, it also needs to be fire-proofed to prevent any fire from entering the cavity and increasing the risk of fire spreading.

The flank wall of St. Andrews House is of solid brickwork with no windows and the wall cladding to the new building extension is Jura stone panels fixed back to a new concrete structural wall behind.

Prior to the submission of this application, potential options to enclose the gap were discussed with Officers. It was agreed between parties that the most appropriate design solution is the use of a self-coloured silicone render directly applied to thermal insulation, which is fixed to the metal stud-framed backing wall. This cladding system is already being applied elsewhere on the development (Ely Place elevation). This is a lightweight solution that offers a seamless finish and is available in a variety of suitable neutral colours. It can also accommodate irregularities in the plumbness of the flank wall.

The render is attached to the light weight backing wall only, and the backing wall metal stud framing can be fixed with simple screw fixings into the brickwork. Furthermore, if the new building were ever to be demolished, the 'shadow gap' can easily be dismantled and the flank wall of St. Andrews House made good, and so the proposed works are reversible.

Heritage Assessment

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that special regard must be paid to the desirability of preserving the (listed) building or its setting or any features of special architectural or historic interest which it possesses. Furthermore, Camden Council's Local Plan (2017) Policy D2 states that the Council will preserve, and, where appropriate, enhance Camden's rich and diverse assets and their settings. Policy D1 is also relevant in that it seeks to secure high quality design in development.

The Heritage Statement prepared by Alan Baxter in respect of the original planning application (ref. 2017/4586/P) states:

St Andrew's House, built in 1874, is significant as an early example of local authority flats. It was designed by the City Architect Sir Horace Jones. Its form and layout are based on Jones's earlier Corporation Buildings on Farringdon Road, which was the first example of council housing in the whole of England.

The vertical design of St Andrew's House was a response to a dense, overcrowded district. Its position in a built-up courtyard therefore makes a positive contribution to its significance, echoing its original setting.

The application proposals are very minor in scale and do not affect the principal front elevation of St Andrew's House. Its features of special architectural or historic interest are preserved, in accordance with both national and local planning policy. Furthermore, the proposed method of enclosing the gap is reversible and will not result in the loss of any historic fabric. Officers have advised that the principle of infilling the gap is acceptable and that the proposed method of doing so is most appropriate.

The application consists of the following:

- Application Form and Certificate A;
- Application Fee - £234 (paid online);
- Drawings:

- o Location Plan - P17-059 A-07-SIT-01 Rev. P1;
- o Existing Third Floor Plan - P17-082-A-07-03-00;
- o Proposed Third Floor Plan - P17-082-A-07-03-01;
- o Existing Gap to St Andrew's House - P17-082-A-41-DET-172 Rev. C1;
- o Proposed Gap to St Andrew's House - P17-082-A-41-DET-170 Rev. C3; and
- o Gap (details) to St Andrew's House - P17-082-A-41-DET-171 Rev C4.

We trust that the enclosed documents are sufficient for the application to be validated and look forward to receiving confirmation.

Yours sincerely

A handwritten signature in black ink, appearing to read 'P. Galgey', with a stylized, cursive script.

Paul Galgey MRTPI

Associate

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