

Application ref: 2019/3732/P  
Contact: Laura Hazelton  
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Date: 5 September 2019

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
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Planning Potential Ltd.  
Magdalen House  
148 Tooley Street  
London  
SE1 2TU  
United Kingdom

Dear Sir/Madam

### **DECISION**

Town and Country Planning Act 1990 (as amended)

#### **Full Planning Permission Granted**

Address:

**17 Charterhouse Street**  
**London**  
**EC1N 6RA**

Proposal: Infilling of gap between rear elevation of 17 Charterhouse Street and south flank wall of St Andrew's House.

Drawing Nos: P17-059-A-07-SIT-01-P1, P17-082-A-41-DET-170-C3, P17-082-A-41-DET-171-C4, P17-082-A-41-DET-172-C1, P17-082-A-07-03-01-P1, P17-082-A-07-03-00-P1.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 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: P17-059-A-07-SIT-01-P1, P17-082-A-41-DET-170-C3, P17-082-A-41-DET-171-C4, P17-082-A-41-DET-172-C1, P17-082-A-07-03-01-P1, P17-082-A-07-03-00-P1.

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

Informative(s):

- 1 Reasons for granting permission.

The proposals seek to infill a small gap between Grade II Listed St Andrew's House and 17 Charterhouse Street which has received permission for a substantial extension and refurbishment and is nearing completion. 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 proposals would close off this gap at both ends and horizontally across the top to create a cavity and ensure the area remains dry and clear from debris, etc. 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.

The infill would be finished in a self-coloured silicone render directly applied to thermal insulation, which is fixed to the metal stud-framed backing wall. 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.

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, and as such, the proposed works are considered to preserve the setting and architectural significance of the Grade II Listed building and the character and appearance of the Hatton Garden Conservation Area.

The Council's conservation officer has reviewed the proposals and confirmed this is considered the most appropriate solution for the infill of the gap.

Due to the nature and location of the proposals, they would not cause harm to neighbouring amenity in terms of daylight, outlook or loss of privacy.

No objections have been received prior to making this decision. The planning history of the site and surrounding area were taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses under s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act [ERR] 2013. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act [ERR] 2013.

As such, the proposed development is in general accordance with policies A1, D1, and D2 of the Camden Local Plan. The proposed development also accords with The London Plan March 2016, and the National Planning Policy Framework 2019.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that 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, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 3 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and

Licensing Enforcement Team prior to undertaking such activities outside these hours.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

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 'DPope', is written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer