

Application ref: 2019/3930/L  
Contact: Laura Hazelton  
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Date: 5 September 2019

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

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent 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 Listed Building Consent subject to the following condition(s):

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 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: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 All work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 4 The backing wall and render system hereby approved shall be fixed to St Andrews House via the mortar joints rather than the brickwork itself.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 5 The rendered infill shall be coloured to match the flank wall of St Andrew's House and permanently maintained as such.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

#### Informative(s):

- 1 Reason for granting listed building consent:

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.

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.

The site's planning history has been taken into account prior to making this decision and special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 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 policy 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 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 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