

Application ref: 2018/3217/P  
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**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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Planning Potential Ltd.  
Magdalen House  
148 Tooley Street  
London  
SE1 2TU

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Variation or Removal of Condition(s) Granted Subject to a Section 106 Legal Agreement**

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

Proposal:

Variation of condition 17 (approved plans) of planning permission 2017/4586/P dated 24/01/2018 (as amended 31/07/2018, ref: 2018/3551/P) for 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; namely, to replace the Charterhouse Street block doors to the central courtyard from the previously approved sliding door to an air-lock system and side-hinged door.

Drawing Nos: P17-059 A-07-00 rev P5, P17-059 A-07-ELE-34 rev P1, P17-059 A-07-ELE-10 rev P3.

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 the original permission, granted on 24/01/2018 under reference 2017/4586/P.

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

- 2 The following shall be installed in accordance with the details approved under applications 2018/5830/P (dated 26 February 2019), 2019/1984/P (dated 22 May 2019), 2020/1737/P (dated 14/07/2020) and any subsequent approval of details application pursuant to this condition.

a) Detailed drawings of all windows, external doors and gates, glazing, fritting, mullions, transoms, spandrel panels, column treatment, frame treatment, the plinth treatment, ventilation grills, plant screen (plans at 1:20, elevations at 1:20, and sections at 1:10);

b) Detailed drawings of all balustrades;

c) Manufacturer's specification details of all facing materials and detailed drawings showing junctions (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

All approved samples shall be retained on site during the course of the works.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 Features to be reinstated such as the vehicular entrance gates shall be installed in accordance with the details approved under reference 2020/2680/P dated 13/07/2020.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 No development, other than site clearance and enabling works, shall take place other than in accordance with the hard and soft landscape details approved under planning reference 2018/0913/P (dated 17/05/2018) or other such details which have been submitted to and approved in writing by the local planning authority. Such details to include materials (where necessary) and means of enclosure of all un-built, open areas and public realm (including the terraces at 5th and 6th floor level). The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policies A2, A3, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 5 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details by not later than the end of the planting season following completion of the development or any phase of the development or prior to the occupation for the permitted use of the development or any phase of the development, whichever is the sooner. Any trees or areas of planting which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies A2, A3, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 6 No development, other than site clearance and enabling works, shall take place other than in accordance with the full details of the living roof in the area indicated on the approved roof plan, approved under planning reference 2018/0913/P (dated 17/05/2018) or other such details which have been submitted to and approved in writing by the local planning authority. Such details to include:

- i. a detailed scheme of maintenance;
- ii. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used and showing a variation of substrate depth with peaks and troughs;
- iii. full details of planting species and density.

The living roofs shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies G1, CC1, CC2, CC3, CC4, D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

- 7 Prior to first occupation of the buildings, detailed plans showing the location and extent of photovoltaic cells to be installed on the building shall have been submitted to and approved by the Local Planning Authority in writing. The measures shall include the installation of a meter to monitor the energy output from the approved renewable energy systems. The cells shall be installed in full accordance with the details approved by the Local Planning Authority and permanently retained and maintained thereafter.

Reason: To ensure the development provides adequate on-site renewable energy facilities in accordance with the requirements of Policy G1, CC1 and CC2 of the London Borough of Camden Local Plan 2017.

- 8 Noise levels at a point 1 metre external to sensitive facades shall be at least 10dB(A) less than the existing background measurement (LA90), expressed in

dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 15dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, CC1, D1, and A1 of the London Borough of Camden Local Plan 2017.

- 9 Prior to occupation, secure and covered cycle storage area for 100 cycles shall be provided in its entirety in accordance with the details approved on 17/05/2018 under reference 2018/0913/P, or other such details which have been submitted to and approved in writing by the local planning authority, and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T1 of the London Borough of Camden Local Plan 2017.

- 10 Prior to first occupation any part of the development, 4 active electric vehicle charging points shall be provided in accordance with the details approved on 30/04/2020 under reference 2019/4975/P or other measures as have been submitted to and approved in writing by the local planning authority. Such measures shall be completed prior to first occupation and shall thereafter be retained.

Reason: To ensure that the scheme promotes the use of sustainable transport means in accordance with policies T1 and T2 of the Camden Local Plan 2017.

- 11 The existing waste and recycling store shall be permanently retained.

Reason: To ensure that sufficient provision for the storage and collection of waste has been made in accordance with the requirements of policy CC5, A1 and A4 of the London Borough of Camden Local Plan 2017.

- 12 Rainwater and grey water recycling proposals should be constructed in accordance with the details approved on 17/05/2018 under reference 2018/0913/P, or other such details which have been submitted to and approved in writing by the local planning authority.

Reason: To ensure the development contributes to minimising the need for further water infrastructure in an area of water stress in accordance with policies CC2 and CC3 of the London Borough of Camden Local Plan Policies.

- 13 The sustainable urban drainage system shall be implemented as part of the development in accordance with the details approved on 17/05/2018 under reference 2018/0913/P, or other such details which have been submitted to and approved in writing by the local planning authority, and thereafter retained and maintained.

Reason: To reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system in accordance with Policies CC1, CC2, CC3 of the London Borough of Camden Local Plan 2017.

- 14 Prior to first occupation of the development bird and bat boxes shall be provided in accordance with details approved on 30/04/2020 under reference 2019/4975/P or other such details which have been submitted to and approved in writing by the local planning authority. The boxes shall be installed in accordance with the approved plans prior to the occupation of the development and thereafter retained.

Reason: In order to secure appropriate features to conserve and enhance wildlife habitats and biodiversity measures within the development, in accordance with the requirements of the London Plan (2016) and Policies A3 and CC2 of the London Borough of Camden Local Plan 2017.

- 15 The two existing sets of gates at the southern end of Saffron Hill shall be retained in situ unless otherwise agreed in writing by 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 D1 and D2 of the London Borough of Camden Local Plan 2017.

- 16 Items to the exterior of the existing building specified in the salvage schedule approved under reference 2020/2680/P dated 13/07/2020 shall be installed in accordance with the approved details prior to occupation.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 17 For the purposes of this decision, condition no.17 of planning permission 2017/4586/P shall be replaced with the following condition:

#### REPLACEMENT CONDITION 17

The development hereby permitted shall be carried out in accordance with the following approved plans :

Existing: P17-059-A-05-00-P01; P17-059-A-05-01-P01; P17-059-A-05-02-P01; P17-059-A-05-03-P01; P17-059-A-05-04-P01; P17-059-A-05-05-P01; P17-059-A-05-06-P01; P17-059-A-05-07-P01; P17-059-A-05-08-P01; P17-059-A-05-B1-P01; P17-059-A-05-EVE-01-P01; P17-059-A-05-EVE-02-P01; P17-059-A-05-EVE-03-P01; P17-059-A-05-EVE-04-P01; P17-059-A-05-EVE-05-P01; P17-059-A-05-EVE-06-P01; P17-059-A-05-EVE-07-P01; P17-059-A-05-EVE-08-P01; P17-059-A-05-EVE-09-P01; P17-059-A-05-LG-P01; P17-059-A-05-SEC-01-P01; P17-059-A-05-SEC-02-P01; P17-059-A-06- 00-P01; P17-059-A-06-01-P01; P17-059-A-06-02-P01; P17-059-A-06-03-P01; P17- 059-A-06-04-P01; P17-059-A-06-05-P01; P17-059-A-06-06-P01; P17-059-A-06-07-P01; P17-059-A-06-08-P01; P17-059-A-06-B1-P01; P17-059-A-06-LG-P01.

Proposed: P17-059 A-07-00 rev P5; P17-059 A-07-01 rev P03; P17-059-A-07-

02-P03; P17-059-A-07-03-P03; P17-059-A-07-04-P03; P17-059-A-07-05-P03; P17-059-A-07-06-P03; P17-059-A-07-07-P03; P17-059-A-07-08-P03; P17-059-A-07-B1-P02; P17-059-A-07-EVE-01-P03; P17-059-A-07-EVE-02-P03; P17-059 A-07-ELE-03 P03; P17-059-A-07-ELE-04-P4; P17-059-A-07-EVE-05-P03; P17-059-A-07-EVE-06-P02; P17-059-A- 07-EVE-07-P02; P17-059-A-07-ELE-08 Rev. P4; P17-059-A-07-EVE-09-P03; P17-059-A-07-EVE-10-P02; P17-059-A-07-EVE-20-P03; P17-059-A-07-EVE-21-P03; P17-059-A-07-EVE-22-P03; P17-059-A-07-EVE-23-P03; P17-059-A-07-EVE-24-P03; P17-059-A-07-EVE-25-P03; P17-059-A-07-EVE-26-P02; P17-059-A-07-EVE-27-P03; P17-059-A-07-LG-P02; P17-059-A-07-SEC-P01; P17-059-A-07-SEC-P01; P17-059-A-07-SIT-01-P03; P17-059-A-07-SIT-02-P02; P17-059-A-07-SIT-03-P01; P17-059-A-07-SIT-04-P02; P17-059-A-07-SIT-05-P01; P17-059-A-07-SIT-06-P01; P17-059-A-07-SIT-07-P01; P17-059-A-07-SIT-10-P01; P17-059 A-07-ELE-34 rev P1; P17-059 A-07-ELE-10 rev P3.

Supporting Documents: Design and Access Statement by MCM Architecture Limited dated 11 August 2017; Final Design Report by MCM Architecture Limited dated 24 November 2017; Planning Statement by Planning Potential dated August 2017; Statement of Community Involvement by Planning Potential dated August 2017; Heritage Statement by Alan Baxter Associates dated August 2017; Transport Statement (including Servicing Management Plan) by I-Transport LLP dated 10 August 2017; Travel Plan by I-Transport LLP dated 10 August 2017; Environmental Noise Report (Revision 3) by Mach Testing dated 28 November 2017; Sustainability Statement and BREEAM Pre-Assessment Results by Twin and Earth dated 24 November 2017; Energy Statement Rev. 2 by Twin and Earth dated 24 November 2017; Energy Strategy Briefing Note by Twin Earth dated 24 November 2017; Strategy for Structural Demolition and Construction Report by Ramboll dated August 2017; Drainage Strategy by Ramboll dated July 2017; SUDs Proforma dated 24 November 2017; Ecology Report by The Ecology Consultancy dated 3 August 2017; Daylight and Sunlight Report by Delver Patman Redler dated August 2017; Air Quality Assessment by RSK Group dated 12 December 2017; Archaeological Desk-Top Assessment by Isambard Archaeology dated August 2017; Draft Demolition Management Plan by Burke Hunter Adams dated August 2017; Draft Construction Management Plan by Burke Hunter Adams dated August 2017.

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

Informative(s):

1 Reason for granting permission

The proposed minor material amendment relates to the access doors from the Charterhouse Street block onto the courtyard area to the rear. The proposals involve the replacement of the previously approved sliding door with a new air-lock system (sliding) door and adjacent emergency exit side hinged door. The proposed amendments are sought as the previously approved sliding door would not provide sufficient security defence required by the occupant Anglo American and De Beers. The revised access would still meet the design

requirements of Part M of the Building Regulations.

Visually, the impact of the revisions would be limited. The doors would still be predominantly glazed and subject to limited private views from the rear windows of the buildings surrounding the courtyard (all of which are within the application site and owned by the applicant). As such, the proposals would not impact the character and appearance of the host building, the setting of the adjacent listed building nor the wider conservation area.

Due to the location and nature of the proposals, and the distance to the nearest residential properties, they are not considered to adversely impact neighbouring amenity in terms of daylight, outlook or privacy.

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

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 2018.

- 2 You are advised that this proposal will be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL as the additional floorspace exceeds 100sqm GIA or one unit of residential accommodation.

Both CIL's will be collected by Camden after the scheme has started and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement and/or for late payment. We will issue a formal liability notice once the liable party has been established. CIL payments will also be subject to indexation in line with the construction costs index.

- 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 Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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.
- 4 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by

the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.

- 5 Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.
- 6 Prior to any demolition works commencing, site clearance and/or construction, all contractors shall be made aware of potential roosting bats or breeding birds on neighbouring buildings.
- 7 Should breeding birds be found, then works should cease and a qualified ecologist should assess the situation and if required an appropriate exclusion zone, detailed of which shall be submitted to and approved by the Council, should be implemented around it until the young have fledged.
- 8 Site clearance, demolition and building preparation should be undertaken outside the bird nesting season (Feb-August inclusive). Where this is not possible, an ecologist should assess any vegetation and built structures for active signs of nesting. In the event a nest is found an appropriate exclusion zone should be implemented around it until the young have fledged.
- 9 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).

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



Daniel Pope  
Chief Planning Officer