

Application ref: 2021/2891/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
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

St Andrew's House
140 Saffron Hill
Holborn
London
EC1N 8QN

Proposal:

Plant upgrade including new rooftop plant with enclosures and associated internal works
Drawing Nos: SAH-AUK-ZZ-ZZ-DR-A-07001 rev P01, SAH-AUK-ZZ-ZZ-DR-A-07002
rev P01, SAH-AUK-ZZ-ZZ-DR-A-07003 rev P01, SAH-AUK-ZZ-00-DR-A-07130 rev
P01, SAH-AUK-ZZ-01-DR-A-07131 rev P01, SAH-AUK-ZZ-02-DR-A-07132 rev P01,
SAH-AUK-ZZ-03-DR-A-07133 rev P01, SAH-AUK-ZZ-04-DR-A-07134 rev P01, SAH-
AUK-ZZ-RF-DR-A-07135 rev P01, SAH-AUK-ZZ-ZZ-DR-A-07140 rev P01, SAH-AUK-
ZZ-ZZ-DR-A-07141 rev P01, SAH-AUK-ZZ-ZZ-DR-A-07150 rev P01, SAH-AUK-ZZ-ZZ-
DR-A-07151 rev P01, SAH-AUK-ZZ-00-DR-A-07160 rev P01, SAH-AUK-ZZ-01-DR-A-
07161 rev P01, SAH-AUK-ZZ-02-DR-A-07162 rev P01, SAH-AUK-ZZ-03-DR-A-07163
rev P01, SAH-AUK-ZZ-RF-DR-A-07164 rev P01, SAH-AUK-ZZ-ZZ-DR-A-07171 rev
P01, SAH-AUK-ZZ-ZZ-DR-A-07180 rev P01, SAH-AUK-ZZ-ZZ-DR-A-07181 rev P01,
SAH-AUK-ZZ-00-DR-A-07100 rev P01, SAH-AUK-ZZ-01-DR-A-07101 rev P01, SAH-
AUK-ZZ-02-DR-A-07102 rev P01, SAH-AUK-ZZ-03-DR-A-07103 rev P01, SAH-AUK-
ZZ-04-DR-A-07104 rev P01, SAH-AUK-ZZ-RF-DR-A-07105 rev P01, SAH-AUK-ZZ-ZZ-
DR-A-07110 rev P01, SAH-AUK-ZZ-ZZ-DR-A-07111 rev P01, SAH-AUK-ZZ-ZZ-DR-A-
07120 rev P01, SAH-AUK-ZZ-ZZ-DR-A-07121 rev P01, SAH-AUK-ZZ-00-DR-A-07200
rev P01, SAH-AUK-ZZ-XX-DR-A-07210 rev P01, SAH-AUK-ZZ-XX-DR-A-07211 rev
P01, SAH-AUK-A-07212, SAH-AUK-ZZ-XX-DR-A-07213 rev P01, SAH-AUK-ZZ-XX-

DR-A-07214 rev P01, SAH-AUK-ZZ-XX-DR-A-07300 rev P01.

Planning structural report dated 07/06/2021, Energy and overheating summary dated May 2021, Noise survey and plant noise assessment dated 09/06/2021, Planning & Heritage assessment dated 11/06/2021, Outline schedule of works dated 21/05/2021, Design and Access Statement dated 10/06/2021 and cover letter dated 11/06/2021.

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 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

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

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

SAH-AUK-ZZ-ZZ-DR-A-07001 rev P01, SAH-AUK-ZZ-ZZ-DR-A-07002 rev P01, SAH-AUK-ZZ-ZZ-DR-A-07003 rev P01, SAH-AUK-ZZ-00-DR-A-07130 rev P01, SAH-AUK-ZZ-01-DR-A-07131 rev P01, SAH-AUK-ZZ-02-DR-A-07132 rev P01, SAH-AUK-ZZ-03-DR-A-07133 rev P01, SAH-AUK-ZZ-04-DR-A-07134 rev P01, SAH-AUK-ZZ-RF-DR-A-07135 rev P01, SAH-AUK-ZZ-ZZ-DR-A-07140 rev P01, SAH-AUK-ZZ-ZZ-DR-A-07141 rev P01, SAH-AUK-ZZ-ZZ-DR-A-07150 rev P01, SAH-AUK-ZZ-ZZ-DR-A-07151 rev P01, SAH-AUK-ZZ-00-DR-A-07160 rev P01, SAH-AUK-ZZ-01-DR-A-07161 rev P01, SAH-AUK-ZZ-02-DR-A-07162 rev P01, SAH-AUK-ZZ-03-DR-A-07163 rev P01, SAH-AUK-ZZ-RF-DR-A-07164 rev P01, SAH-AUK-ZZ-ZZ-DR-A-07171 rev P01, SAH-AUK-ZZ-ZZ-DR-A-07180 rev P01, SAH-AUK-ZZ-ZZ-DR-A-07181 rev P01, SAH-AUK-ZZ-00-DR-A-07100 rev P01, SAH-AUK-ZZ-01-DR-A-07101 rev P01, SAH-AUK-ZZ-02-DR-A-07102 rev P01, SAH-AUK-ZZ-03-DR-A-07103 rev P01, SAH-AUK-ZZ-04-DR-A-07104 rev P01, SAH-AUK-ZZ-RF-DR-A-07105 rev P01, SAH-AUK-ZZ-ZZ-DR-A-07110 rev P01, SAH-AUK-ZZ-ZZ-DR-A-07111 rev P01, SAH-AUK-ZZ-ZZ-DR-A-07120 rev P01, SAH-AUK-ZZ-ZZ-DR-A-07121 rev P01, SAH-AUK-ZZ-00-DR-A-07200 rev P01, SAH-AUK-ZZ-XX-DR-A-07210 rev P01, SAH-AUK-ZZ-XX-DR-A-07211 rev P01, SAH-AUK-A-07212, SAH-AUK-ZZ-XX-DR-A-07213 rev P01, SAH-AUK-ZZ-XX-DR-A-07214 rev P01, SAH-AUK-ZZ-XX-DR-A-07300 rev P01.

Planning structural report dated 07/06/2021, Energy and overheating summary dated May 2021, Noise survey and plant noise assessment dated 09/06/2021, Planning & Heritage assessment dated 11/06/2021, Outline schedule of works

dated 21/05/2021, Design and Access Statement dated 10/06/2021 and cover letter dated 11/06/2021.

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

- 4 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 A1 and A4 of the London Borough of Camden Local Plan 2017.

- 5 Prior to use, machinery, plant or equipment at the development shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration isolated from the casing and adequately silenced and maintained as such.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 6 Prior to occupation of any relevant part of the development, the applicant will have constructed and implemented all the measures contained in the Elementa Energy and Overheating Summary ref: 510499-ELE-XX-XX-RP-YE-51001, and such measures shall be permanently retained and maintained thereafter.

Reason: In order to secure the appropriate energy and resource efficiency measures in accordance with Policies G1, CC1, CC2 and CC4 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

St Andrew's House is a Grade II listed building owned by Anglo American DeBeers (AADB) within the Hatton Garden Conservation Area. It sits adjacent to the AADB Headquarters at 17 Charterhouse Street which has recently been fully redeveloped. The site's principal Saffron Hill elevation is of particular architectural interest with decorative galleries set within three block cores. The Ely Place frontage is much simpler with no decorative features of note. Internally, the building has been refurbished a number of times and there are limited remaining features of architectural or historic interest.

The proposals involve the maintenance and installation of upgraded M&E systems to bring the building up to the same standards as the adjacent

corporate headquarters. The works include the removal of the existing traditional gas fired equipment and its replacement with an all-electric suite of equipment, internal redecoration, and the provision of comfort cooling.

The building features four existing plant enclosures at roof level. The proposals include the reconfiguration and refurbishment of two enclosures with new timber doors and internal insulation to house new plant, the installation of two new plant enclosures for the heat recovery equipment, and associated low level pipework. The applicant worked closely with the Council's Conservation Officer at pre-application stage to reduce and minimise the new plant enclosures and ensure they are in an acceptable location which minimises their scale and visibility. Given their location at roof level in an existing area of plant and in the location of historic chimneys, their simple utilitarian design and the limited visibility of the structures from the public and private realm, the proposed size and location is considered appropriate.

To the rear elevation, a number of new cast iron air bricks would be installed, comprising the replacement of 36 existing and the installation of 43 new airbricks. These would be fairly discreet and sympathetically spaced and would have limited impact on the overall appearance of the rear elevation which is of lower significance. At ground floor level, the proposals include the lowering of an existing window cill to create a new door opening. The loss of the masonry is considered acceptable as the evidence suggests there used to be a door opening in this location, and as such there would be no loss of historic fabric. Also at roof level, the existing timber doors serving the modern penthouse extension would be replaced on a like for like basis which is acceptable.

The proposals have been reviewed by the Council's Conservation Officer who confirms they are acceptable. Overall, although there would be a minor visual impact in limited private views due to the installation of a modern plant enclosure, this is not considered to result in harm to the significance of the building given the existing character of the rooftop, the existing plant enclosures in this location, and the limited contribution the roofscape makes to the significance of the building. The impact of the remaining works is considered negligible.

Due to the location and nature of the works, there would be no impact to neighbouring amenity by way of loss of outlook, daylight or privacy. A plant noise impact assessment has been submitted which has been reviewed by the Council's Environmental Health Officer and confirmed to be in accordance to the Council's noise standards subject to the attached conditions.

- 2 It is acknowledged that Policy CC2 of the Camden Local Plan seeks to resist air conditioning; however, an Energy and Overheating Assessment has been submitted which demonstrates that the building is at risk of overheating given the context of the building set within a high-density urban environment with minimum air movement to contribute to the benefits of natural ventilation. As such, the proposed plant and active cooling is considered acceptable in this instance. Furthermore, the development would result in a significant reduction of CO2 emissions of 62% which is welcomed and shall be secured by condition.

No objections were received prior to the determination of this application. The planning history of the site has been 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 D1, D2, A1, A4 and CC1 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

- 3 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).
- 4 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, 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.
- 5 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) 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 2021.

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 centered on a light grey rectangular background.

Daniel Pope
Chief Planning Officer