

Application ref: 2021/3116/L
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Date: 3 September 2021

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Magdalen House
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent 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 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:
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.

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 new work and 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

Informative(s):

1 Reasons for granting listed building consent

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 proposed internal works include the installation of new dropped ceilings and extended boxing out behind toilets for pipework, changes to internal partitioning within one ground floor apartment to create a new plant room, and the installation of secondary glazing. The interior of the building is plain and has been extensively modernised. New partitions are installed in each apartment and all fixtures and fittings are modern. The proposed dropped ceilings would match the existing finish and would not be unduly prominent or

harm historic fabric. Works to replace plumbing fittings and pipework would result in modifications to the floor joists and would utilise existing servicing routes. The new plant pipework would utilise existing risers and would require limited openings through historic fabric. The proposed secondary glazing would sit away from the existing windows, and is acceptable.

- 2 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.

No objections were received prior to the determination of this application.

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 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

- 3 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.

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



Daniel Pope
Chief Planning Officer