

Application ref: 2021/3698/P
Contact: Laura Dorbeck
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Date: 19 October 2021

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)

Full Planning Permission Granted

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

Proposal:

Alterations to Unit 1 on ground floor to create accessible rooms, including widening of entrance door

Drawing Nos: SAH-AUK-ZZ-ZZ-DR-A-07400 rev P01, SAH-AUK-ZZ-ZZ-DR-A-07401, SAH-AUK-ZZ-00-DR-A-07410 rev P01, SAH-AUK-ZZ-00-DR-A-07412 rev P01, SAH-AUK-ZZ-00-DR-A-07413 rev P01, SAH-AUK-ZZ-00-DR-A-07420 rev P01, SAH-AUK-ZZ-00-DR-A-07422 rev P01, SAH-AUK-ZZ-00-DR-A-07423 rev P01, SAH-AUK-ZZ-ZZ-DR-A-07421 rev P01, SAH-AUK-ZZ-ZZ-DR-A-07411 rev P01, Schedule of works dated 8 July 2021, Design and Access statement ref: SAH-AUK-ZZ-ZZ-RP-A-07005 rev. P02, Planning and Heritage Assessment ref: 2021/5849HER, cover letter dated 30th July 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-07400 rev P01, SAH-AUK-ZZ-ZZ-DR-A-07401, SAH-AUK-ZZ-00-DR-A-07410 rev P01, SAH-AUK-ZZ-00-DR-A-07412 rev P01, SAH-AUK-ZZ-00-DR-A-07413 rev P01, SAH-AUK-ZZ-00-DR-A-07420 rev P01, SAH-AUK-ZZ-00-DR-A-07422 rev P01, SAH-AUK-ZZ-00-DR-A-07423 rev P01

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

Informative(s):

- 1 Reasons for granting permission.

St Andrew's House is a Grade II listed building within the Hatton Garden Conservation Area.

The proposals involve the refurbishment of one ground floor apartment (Unit 1) in order to upgrade it to an accessible apartment. At present, none of the apartments within the building which are used for staff accommodation are fully accessible. The proposals seek to improve access into and manoeuvrability within the apartment to provide assisted living accommodation.

The existing entrance doors and an internal door do not meet the minimum width standards and the entrance doors do not provide level access due to a 70mm threshold. In order to overcome the threshold, the internal floor level will be raised and externally, the paving will be lifted and the levels feathered up by 60mm to form a compliant entry level. In order to widen the entrance door, the key feature to be addressed is the brick archway above the door. Several methods were considered, and it is proposed to use traditional methods to support and retain the existing arch, and extend it to match the existing brick, design, and pointing. The opening would be widened by removing the brickwork to the nearest ½ brick module, with all joints raked out and repointed to match the existing. A new door would be installed, designed to match the existing in terms of design, materials, and proportions.

Internally, the proposals seek to replace all finishes, appliances, and fittings, and install a new kitchen and bathroom. These are assessed as part of the associated listed building application ref 2021/4159/L. The only external works

involve the widening of the front entrance by half a brick's worth, and the installation of a matching replica door.

The applicant has worked with the Council at pre-application stage to agree the least harmful option to provide a fully accessible apartment. The proposals would result in the loss of a very limited amount of historic fabric, and a very minor change to the external appearance of the elevation which would remain imperceptible to most, given the distances between the entrance doors on this elevation. Given the new door and extended brick arch would match the existing in all details, overall the visual change and impact on the architectural and historic significance would be very limited and is not considered to cause harm. Likewise, the character and appearance of the Hatton Garden Conservation Area would be preserved. The benefits in terms of accessibility and the provision of the site's first fully accessible unit are also noted and are welcomed.

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.

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 and to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.66 and 72 of the Planning (Listed Buildings and Conservation Areas Act 1990) as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposed development is in general accordance with policies D1, D2, A1 and C6 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

- 2 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.
- 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 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 written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer