

Application ref: 2021/4159/L  
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Date: 19 October 2021

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

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:

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

Proposal:

External and internal 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 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-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: 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 Local Plan 2017.

- 4 The external entrance door to be removed shall be retained and stored on site in a place of safekeeping, and protected.

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 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

a) Plan, elevation and section drawings of existing and proposed entrance door at a scale of 1:10 with typical moulding and architrave details at a scale of 1:1.

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 Reasons for granting listed building consent

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 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. The existing modern partitions would be altered and repositioned to provide adequate manoeuvring room within the apartment. The new fixtures and fittings would be in line with the recently approved planning and listed building applications for the renovation of the rest of the building (refs: 2021/2891/P & 2021/3116/L granted on 03/09/2021).

The interior has previously been gutted and left with a simple, plain interior. All units benefit from modern kitchen and bathroom facilities, partitions and fitted cupboards. The general plan form has survived, but the partitions within units are modern. The proposals would retain the historic plan form, and involves the removal of a very small amount of historic fabric to widen one internal and one external door. The other alterations to plan form affect modern fabric only. 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's Conservation Officer 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. The long term storage of the door to be removed shall be secured by condition should it be required in the future. The benefits in terms of accessibility and the provision of the site's first fully accessible unit are also noted and are welcomed. The impact of the remaining internal works are considered negligible.

The site's planning history has been taken into account prior to making this decision.

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 2013.

- 2 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

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer