

Application ref: 2021/6146/L
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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
London
EC1N 8QN

Proposal:

Insertion of padstones at roof level and installation of 4 air bricks

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, SAH-AUK-ZZ-ZZ-DR-A-07122 rev P02.

Energy and overheating summary dated May 2021, Noise survey and plant noise assessment dated 09/06/2021, cover letters dated 11/06/2021 and 16/12/2021, Planning structural report version 02 dated 16/12/2021, Outline schedule of works rev P04 dated 16/12/2021, and Design and Access Statement rev P04 dated 16/12/2021.

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, SAH-AUK-ZZ-ZZ-DR-A-07122 rev P02.

Energy and overheating summary dated May 2021, Noise survey and plant noise assessment dated 09/06/2021, cover letters dated 11/06/2021 and 16/12/2021, Planning structural report version 02 dated 16/12/2021, Outline schedule of works rev P04 dated 16/12/2021, and Design and Access Statement rev P04 dated 16/12/2021.

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.

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.

Listed building consent was previously granted (ref: 2021/3116/L) for 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 included 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 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 were considered appropriate.

To the rear elevation, a number of new cast iron air bricks were approved to be installed, comprising the replacement of 36 existing and the installation of 43 new airbricks. These were considered to 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 included the lowering of an existing window cill to create a new door opening. The loss of the masonry was 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.

The proposals are the same as previously approved but include a very minor change to the method of fixing the previously approved plant enclosure into the roof. It was previously proposed to use resin rods, which would be changed to padstones fixed into the hidden brickwork beneath the roof. The works are required to ensure the enclosures are structurally sound and will not result in any visible changes compared to the approved scheme. The changes would

not result in a harmful loss of historic fabric or harm to the plan form. The proposals also include the installation of an additional 4 air bricks which is considered an insignificant addition to the 43 previously approved.

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 and the existing plant enclosures in this location. 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.

- 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



Daniel Pope
Chief Planning Officer