

Delegated Report		Analysis sheet		Expiry Date:		20/04/2012	
		N/A / attached		Consultation Expiry Date:		29/03/12	
Officer				Application Number(s)			
Gideon Whittingham				2012/0885/P			
Application Address				Drawing Numbers			
1 ELY PLACE LONDON EC1N 6RY				Refer to draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Alteration of windows to front elevation and enlargement of openings and installation of screening/trellis to rear elevation for the provision of a terrace, all located at main roof level with associated use as offices (Class B1).							
Recommendation(s):		Grant Planning Permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	33	No. of responses	01	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		<p>A site notice was displayed from 05/03/2012 (expiring 26/03/2012) and a public notice was displayed in the local press (Ham & High) from 08/03/2012 (expiring 29/03/2012).</p> <p>One neighbour supports the proposal, namely No.1 Ely Place (Second floor)</p> <p><i>"As long as this does not disrupt levels two and mezzanine in this building I have no objection to the works"</i></p> <p>Both internal and external alterations at second floor level do not form part of this application.</p>					
CAAC/Local groups comments:		No representations have been received from the Hatton Garden CAAC					

Site Description

This application relates to a five storey building located on the South side of Ely Place, to the corner junction with Charterhouse Street, Hatton Garden and Holborn Circus. The building is in use for commercial purposes. The site is adjacent to a number of listed buildings, namely Nos. 7, 8 and 9 Ely Place and No. 5 Hatton Gardens

The application property itself is not listed, but is located within the Hatton Garden Conservation Area.

Relevant History

2010/1112 – Pp Granted - for additions and alterations including changes to an existing rear elevation window at the first floor level, replacement of an existing door and window with new rear window opening at the mezzanine level and the installation of two air condenser units on rear lightwell roof to an existing commercial building (B1 Use Class). (20/05/2010)

Relevant policies

LDF Core Strategy and Development Policies

Core Strategy:

CS5 (Managing the impact of growth and development)

CS14 (Promoting high quality places and conserving our heritage)

Development Policies:

DP24 (Securing high quality design)

DP25 (Conserving Camden's heritage)

DP26 (Managing the impact of development on occupiers and neighbours)

Camden Planning Guidance 2011 –

Design: Roofs, terraces and balconies (Section 5);

Camden Planning Guidance 2011 - Amenity: Noise and vibration (Section 4); Daylight and sunlight (Section 6); Overlooking, privacy and outlook (Section 7);

Hatton Garden Conservation Area (Section 4.20)

NPPF 2012

Assessment

1. Proposal:

1.1 The applicant proposes:

-Installation of a screen and associated trellising, located at main roof level

-Elevational alterations including five full length metal framed windows and two metal framed doorways to rear roof level. The replacement of each window to the front elevation with boudle glazed windows.

-The associated use of the main roof as a terrace.

1.2 The applicant's plans also indicate a number of additional alterations including the removal of existing plant and duct units at main roof level and upon the rear elevation in association with internal alterations.

1.3 An amended plan has been submitted following Officer advice, including the removal of two plant units located at main roof level. Whilst the associated screening shall remain, the details of the proposed plant units were considered inadequate. The applicant has therefore removed the units and states they shall form part of a separate application.

1.4 The main issues for consideration are:

- The impact of the proposal upon the character or appearance of the building and the surrounding Conservation Area;

- The impact of the proposal upon the setting of the special architectural or historic interest of the neighbouring Listed Buildings;

-The impact that the proposal may have upon the amenity of the occupiers of the neighbouring properties;

2. Impact on the host building and conservation area:

2.1 The existing metal framed fenestration and doorways located at main roof level are set behind a parapet wall rising 1.3m in height. The proposal would result in the renewal of the front facing windows with double rather than single glazed window. To the rear, a number of windows and door openings would be enlarged. The proposed screening would enclose, by way of erecting a 0.8m (depth) flank wall, an open u-shaped area at main roof level to the rear.

2.2 Within this context, by virtue of their location at main roof level and position set behind the surrounding boundary walls, it is considered the fenestration alterations and screening would be adequately incorporated in a discreet and sympathetic manner. With particular regard to the fenestration alterations, although timber would be the preferred framing materials, it is considered the proposed metal framed windows and doors would be of no greater detriment to the character and appearance of the building than the existing arrangement of metal framed windows and doors.

3. Impact on the setting of the neighbouring Listed Buildings;

3.1 It is considered the proposed works, by virtue of their location at main roof level and concealed position would preserve the special architectural and historic interest of the neighbouring listed buildings.

4. Amenity

4.1 It is considered that no undue harm would be caused with regard to the amenity of the neighbouring properties in terms of access to sunlight, daylight, privacy, outlook, noise, visual bulk or sense of enclosure.

4.2 It is considered, by virtue of its commercial nature and size, the use of the main roof as a terrace, associated with the existing office accommodation, would not result in an increase in overlooking, associated noise and disturbance to the adverse harm of the neighbouring commercial properties, to substantiate a refusal on this ground alone.

Recommendation: Grant planning permission

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