

Delegated Report		Analysis sheet		Expiry Date:		20/03/2009	
		N/A		Consultation Expiry Date:		10/03/2009	
Officer				Application Number(s)			
Jennifer Walsh				2009/0124/P and 2009/0383/L			
Application Address				Drawing Numbers			
8 Ely Place London EC1N 6RY				Please refer to draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
<u>Full Planning Permission:</u> Alterations including replacement of existing steel stair/ladder to front lightwell; installation of new door to vault, and relocation of the existing air conditioning unit.							
<u>Listed Building Consent:</u> Alterations including replacement of existing steel stair/ladder to front lightwell; tanking of coal vaults, installation of new door to vault, relocation of the existing air conditioning unit, and rendering of lightwell wall and ceiling.							
Recommendation(s):		Grant Planning Permission and Listed Building Consent					
Application Type:		Full Planning Permission and Listed Building Consent					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:	No. notified	03	No. of responses	00	No. of objections	00	
			No. electronic	00			
Summary of consultation responses:		A site notice was displayed from 17/02/2009 – 10/03/2009 – No responses have been received.					
Other comments:		N/A					
Site Description							
The site is a large 4 storey, Grade II Listed Georgian townhouse, dating from c.1773 located on the west side of Ely Place. The building is currently used as offices and is located with Hatton Garden Conservation Area.							
Relevant History							
No relevant history							
Relevant policies							
London Borough of Camden Replacement Unitary Development Plan 2006 S1, S2 – Sustainable development SD6 – Amenity for occupiers and neighbours B1 – General design principles B3 – Extensions and alterations B6 – Listed Buildings B7 – Conservation areas							
Camden Planning Guidance 2006							

Assessment

The proposal includes the removal of the existing stair which leads down from the street into the lightwell; the development of a new steel staircase repositioned at a safer angle down to the lightwell; the repositioning of the AC condenser unit; a new inward opening door fitted to the vault, the tanking of the existing vaults and the re rendering of lightwell wall and ceiling under access bridge to front door.

The proposal did include the creation of an opening between the front and rear room at ground floor level. However, this internal alteration has now been removed from the proposed.

Design

Replacing the existing front lightwell steps. The existing ladder/stairs are not of any historic or architectural merit. Their replacement with appropriately designed metal steps, as proposed, would not harm the special character of the building or the wider Conservation Area and are considered acceptable. The existing cast iron railings will be retained.

Installation of new door to vault. The design of the new timber door is considered to respect the architectural character of the listed building and as it would not be visible from the public realm, it is considered that it would not have a negative effect on the street scene or harm the character and appearance of the surrounding Conservation Area. Due to the existing a/c unit being located in front of the entrance to the vault, the existing a/c unit would need to be repositioned below the new stair landing platform to allow access into the vault, obscuring it from view from the public realm. Due to this being an existing air conditioning unit, the relocation is not considered to impact the historic fabric of the Listed Building, the amenity of the street scene or the wider Conservation Area.

Damp proofing the under pavement Vaults. The two existing under pavement vaults have already been cement rendered and as such the proposed tanking measures to damp proof the vaults are not considered to unduly harm the special interest of the building. A vault waterproofing method statement has been submitted and with the information provided, the works are considered acceptable.

Amenity

Due to the external works being located at lower ground floor level, it is not considered that any amenity issues will arise from the implementation of this scheme in terms of overlooking, loss of outlook or daylight. The application is therefore considered to comply with policy SD6 and is acceptable in amenity terms.

Conclusion

Due to the location of the external works being located at lower ground floor level, it is felt that the proposal would not harm the design or character of the Grade II Listed building or impact upon the character and appearance of the Conservation Area.

Recommendation: Grant Planning Permission and Listed Building Consent.

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