
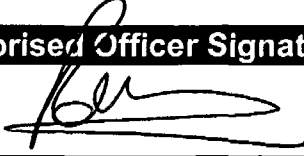


Delegated Report		Analysis sheet		Expiry Date:		17/05/2004	
		N/A / attached		Consultation Expiry Date:		19/04/04	
Officer				Application Number(s)			
Ben Colmer				2004/0877/P, 2004/0879/L			
Application Address				Drawing Numbers			
33 Ely Place London EC1N 6TD				2073/300; 2073/301; 2073/310 Rev A; 2073/311; 2073/312 RevA; 2073/313; Scope of works for mansard roof extension Photographic record for mansard roof (7 pages); photographic record of mansard roof extn (7 pages)			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
							
Proposal(s)							
<ol style="list-style-type: none"> 1. The erection of a mansard roof extension to create additional office space. 2. The erection of a mansard roof extension to create additional office space and associated internal alterations including a lift. 							
Recommendation(s):		Full Planning Permission and Listed Building Consent granted subject to conditions.					
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	00	No. of responses	02	No. of objections	00
Summary of consultation responses:		<p>English Heritage do not wish to make any representation.</p> <p>Two letters with comments were submitted to the Council. These concerned potential loss of light and other non-planning matters (party wall awards, noise during construction, etc).</p>					
CAAC/Local groups* comments: *Please Specify		<div style="border: 1px solid black; padding: 10px; text-align: center;"> <p>LONDON BOROUGH OF CAMDEN TOWN AND COUNTRY PLANNING ACTS</p> <p>10 MAY 2004</p> <p>RECOMMENDATION AGREED ON BEHALF OF THE COUNCIL</p> </div>					

Site Description

This basement plus four storey building forms part of a Georgian terrace on the east side of Ely Place. The building is currently in office use. The site is within the Hatton Garden Conservation Area. The building is grade II listed.

Relevant History

20/09/1988 The erection of a mansard roof extension Granted at 31-32 Ely Place, Ref: 8800112

15/03/1990 The erection of mansard roof and first, second, third and fourth floor rear extension. Granted 34 Ely Place, Ref: 8900435 and 8970142.

22/10/03 The erection of a two storey office extension to the rear of the building and a mansard roof extension together with the reinstatement of existing air conditioning units on the reduced first floor flat roof area. Refused, ref 2003/0160/P, 2003/0164/L.

Relevant policies

EN1 General environmental protection and improvement,
EN13 Design of new development,
EN14 Setting of new development,
● N19 Amenity for occupiers and neighbours,
EN21 Alterations to existing buildings,
EN22 Extensions to existing buildings,
EN24 Roof alterations and extensions,
EN31 Character and appearance of conservation areas,
EN38 Preservation of listed buildings,

Assessment

Site description

Ely Place, off Charterhouse Street, is a relatively quiet and isolated cul-de-sac within the Hatton Garden Conservation Area. The street consists of a terrace of basement plus four-storey Georgian terrace houses laid out by George Cole in 1773. The street is gated with a porter lodge at its junction with Charterhouse Street. Number 33 is a grade II listed Georgian town house forming part of a terrace on the east side of Ely Place.

Within the terrace number 33 remains relatively unspoilt. The building generally retains its historic proportions and original plan as well as most of its original architectural features and joinery. Some internal partitioning for toilets and storage has taken place and the 4th floor of the building which appears to have been refurbished in 1991 when a lift was installed. This installation appears to have adapted the original roof structure, exposing the horizontal ties of the trusses and removing the original lath and plaster ceiling as well as re-roofing using artificial slates. However, despite these alterations, the building is the only example in the terrace to retain its original M-form roof. The buildings at No 26-30 have been rebuilt in a Georgian style after, what is suspected to have been world war II bomb damage. These buildings have recent projecting rear extensions and mansard roof extensions similar to the ones proposed.

Background

A previous application for this site (2004/0164/L) was refused for a rear extension and a mansard extension for reasons of height, bulk, siting, mass and design of the rear extension as well as loss of historic fabric to the M-shaped roof and rear wall.

The Proposal

The proposal raises the existing roof structure to create a mansard-like appearance on the front slope, with two dormer windows inserted into a new, lower, slated slope, re-using the existing fabric, roof covering, and retaining the M-shaped roof form. The lift shaft would be extended with a new overrun on the roof in the same position as existing. The new mansard would infill the gap between the existing high party walls on each side. When viewed from the street the mansard infill could be viewed as an improvement, as it appears architecturally in keeping with the rest of the terrace, and results in a visually coherent street elevation.

The site backs onto the 'De Beers Diamonds' site and is adjacent to other office premises and there are no residential properties in the immediate vicinity. As such it is considered that the proposed works will cause no undue loss of light, affect privacy through overlooking or otherwise detrimentally effect the amenity of adjoining occupiers.

Overall it is considered that the proposed development would create continuity in the street by the construction of the mansard, whilst still retaining the features of the original M shaped roof. The development will make a positive contribution to the amenity and character of the area and is therefore recommended for approval.

