

Your Ref: 2017/4586/P & 2017/4581/L
Our Ref: HPD/CD/17/004
Date: 27 October 2017

Ms J Litherland
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Dear Ms Litherland,

RE: DE BEERS SITE, 17 CHARTERHOUSE STREET – LPA REFS 2017/4586/P & 2017/4581/L

Further to our recent telephone conversation, and subsequent email (dated 29 September 2017), we write on behalf of Estates & Agency Group, the freehold owner occupiers of 33 Ely Place (a Grade II listed building within the Hatton Garden Conservation Area), which is situated to the rear of the abovementioned application site.

Estates & Agency Group (E&A) welcome the opportunity to engage in the consultation process in respect of the application proposals, which appropriately seek to enable the UK operations of both De Beers UK Ltd. and Anglo-American Ltd., to return to the heart of London's jewellery and diamond district.

E&A consider that the application proposals will change the setting at the rear of Grade II listed 33 Ely Place and much of the adjacent terrace, as well as this part of the Hatton Garden Conservation Area, further highlighting the enclosed and secondary nature of the Ely Place yards due to the introduction of greater massing. However, the introduction of a modern design of the type proposed is welcomed as an improvement on the present situation, particularly in light of the reduced visibility of services.

In respect of the proposed introduction of a 5th floor roof terrace (adjacent to the rear elevation of 33 Ely Place), E&A would respectfully request that the Council are mindful of matters such as over-looking, noise and general disturbance, whilst also seeking to ensure the continued amenity of neighbouring occupiers, when determining the application proposals.

Whilst E&A wish to formally register their in-principle support for the application proposals. Should the Council be minded to approve these, it is considered that the following conditions should be applied:

- Construction of the 5th floor roof terrace shall not commence until full details of the design, materials and acoustic construction of the screening to the 5th floor roof terrace have been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of the appearance of the site and the acoustic and other amenities of adjacent occupiers and for the protection of the character and appearance of the Hatton Garden Conservation Area.

- No part of the development shall be occupied until full details of any soft and/or screen planting to the 5th floor roof terrace have been submitted to and approved in writing by the Local Planning Authority. This planting shall be maintained to encourage its establishment for a minimum of five years following contractual practical completion of the development. Any trees or significant areas of planting which are removed, die or become, in the opinion of the Local Planning Authority, seriously damaged or defective within this period, shall be replaced as soon as is reasonably practicable.

Reason: To ensure an appropriate standard of visual amenity in the local area.

- The 5th Floor roof terrace shall be operated in accordance with an Operational Management Plan to be submitted to and approved in writing by the Local Planning Authority, prior to the occupation of the development. The Operational Management Plan should include hours of use and maximum capacity (no more than an appropriately limited no of people prior to 6:00 pm Monday to Friday), and should prohibit the use of amplified music/sound equipment, satellite and radio antennae, and inappropriate canopies, umbrellas, loggias and trellises.

Reason: In the interests of the appearance of the site and the surrounding area and to protect the acoustic and other amenities of the adjacent occupiers.

Accordingly, we trust that the above is helpful, and look forward to receiving confirmation that E&A's consultation comments on the application proposals have been duly received, and registered.

Yours sincerely,



Claire Day BSc (HONS) MRICS MRTPI
DIRECTOR

cc: Estates & Agency Group, 33 Ely Place, London, EC1N 6TD