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Regeneration and Planning
Development Management
London Borough of Camden
5 Pancras Square
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10 October 2018

Our Ref: 17/3583

Dear Sir / Madam,

Re: 31-32 Ely Place: Application for Listed Building Consent

On behalf of our clients, Anglo American and De Beers, please find enclosed an application seeking temporary Listed Building Consent for the installation of double glazing across the rear elevation of 31-32 Ely Place. The application is submitted on behalf of the freeholder and leaseholder of the property, to protect the occupiers from the noise impacts of the current construction project taking place at 17 Charterhouse Street, which sits adjacent to and overlooks the application site. The application is submitted as a neighbourly goodwill gesture, acknowledging the (temporary) adverse impacts of delivering the remodelling and extension of the historic head-quarters of De Beers, consented under planning permission 2017/4586/P.

The proposals comprise of the temporary installation of double glazing to 11 existing rear windows to the Grade II Listed Buildings, which are listed for their Group Value covering 26-34 Ely Place.

The proposals are detailed in a set of submission drawings listed below. The application has been discussed with Camden's Planning and Conservation Officers who have not raised an objection in principle to the proposals. As temporary installations, the design specification is sympathetic to the listed status, and will ensure that the existing windows can be reintroduced when the building works at 17 Charterhouse Street are complete.

Heritage Assessment

Paragraph 193 of the National Planning Policy Framework (NPPF, 2018) states that *"great weight should be given to the (designated heritage) asset's conservation"*. Paragraph 196 states that *"where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use"*. The proposals, in this case, lead to less than substantial harm, and will protect the amenity of the occupiers of the building during the construction period. The proposals accord with national and local planning policy, including Camden Core Strategy Policy D2 (Heritage).

The application package comprises of the following:

- Application Form and Certificate B;
- Window Drawing C/31829/01-S01;

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- Window Drawing C/31829/01-S02;
- Window Drawing C/31829/01-S03;
- Window Drawing C/31829/01-S04;
- Window Drawing C/31829/01-S05;
- Window Drawing C/31829/01-S06;
- Window Drawing C/31829/01-S07;
- Window Drawing C/31829/01-S08;
- Window Drawing C/31829/01-S09;
- Window Drawing C/31829/01-S10;
- Window Drawing C/31829/01-S11; and
- Rear elevation annotated photographs 1 and 2.

We trust that the enclosed documents are sufficient for the application to be validated and look forward to receiving confirmation in due course.

Yours sincerely,



Paul Galgey MRTPI
Senior Planner
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