

Application ref: 2018/4863/L  
Contact: Catherine Bond  
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Date: 4 December 2018

**Development Management**  
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Magdalen House  
148 Tooley Street  
London  
SE1 2TU

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**31-32 Ely Place**  
**London**  
**EC1N 6TD**

#### **Proposal:**

Temporary installation of internal secondary glazing to all windows in the rear elevation.  
Drawing Nos: Site Location Plan; 01-S01; 01-S02; 01-S03; 01-S04; 01-S05; 01-S06;  
01-S07; 01-S08; 01-S09; 01-S10; 01-S11; Photo 1 of Rear Elevation with Window  
Numbers; Photo 2 of Rear Elevation with Window Numbers; Design and Access &  
Heritage Statement in Cover Letter 10/10/2018.

The Council has considered your application and decided to grant Listed Building Consent subject to the following condition(s):

#### **Conditions And Reasons:**

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Site Location Plan; 01-S01; 01-S02; 01-S03; 01-S04; 01-S05; 01-S06; 01-S07; 01-S08; 01-S09; 01-S10; 01-S11; Photo 1 of Rear Elevation with Window Numbers; Photo 2 of Rear Elevation with Window Numbers; Design and Access & Heritage Statement in Cover Letter 10/10/2018.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 All new work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 4 The works hereby approved are for a temporary period only and shall be removed within 6 months of the completion of the noisy works period of the remodelling construction works at No 17 Charterhouse Street, for which they are required.

Reason: The type of works are not such as the local planning authority is prepared to approve, other than in exceptional circumstances and for the limited period required, in view of their appearance and their impact on the special interest of the listed building. The permanent retention of the works would be contrary to the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

#### Informative(s):

- 1 Reasons for granting listed building consent:

The site is a grade II listed building, comprising two laterally converted late 18th century Georgian mid-terraced townhouses of four storeys with attics raised on basements. They were partially rebuilt in the later 20th century and so have modern rear facades, which are subject of this application. The site is immediately adjacent to No 17 Charterhouse Street, which is situated on its eastern side.

The application proposals are for the temporary installation of internal secondary glazing to all windows in the rear elevation backing onto No 17 Charterhouse Street, which is currently undergoing major remodelling and redevelopment works as consented by application reference 2017/4586/P granted on 24/01/2018.

The building is in office use. The office working hours generally coincide with the operation hours of the construction site, meaning there is a need for noise mitigation measures to be in place for staff to carry out their duties effectively in an appropriate internal environment.

The proposed internal secondary glazing will be constructed from white

powder-coated aluminium frames set behind the existing windows by a sufficient gap to provide acoustic insulation against the noisy works. The pattern and opening method of each unit will echo the fenestration pattern of the existing windows. They units will be fitted in a reversible fashion using screw fixings which will not impact on historic fabric.

This application has been conditioned so that the secondary glazing will be removed within 6 months of the completion of the noisy works on the adjacent site at No 17 Charterhouse Street.

No public consultation was necessary for this application as the works are of an internal nature only. The site's planning history was taken into account when arriving at this decision.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

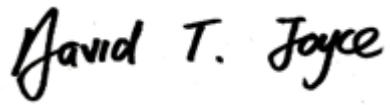
As such, the proposal is in general accordance with policies D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 3 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 4 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2018.

You can find advice about your rights of appeal at:

Yours faithfully

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive, slightly informal style.

David Joyce  
Director of Regeneration and Planning