

Your Ref: **PP-07584596**
Our Ref: HPD/CD/17/004/LBC
Date: 29 January 2019

Camden Council
Planning - Development Control
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Dear Sir/Madam,

RE: 33 ELY PACE, LONDON, EC1N 6TD – APPLICATION FOR LISTED BUILDING CONSENT UNDER THE PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990 FOR REPLACEMENT OF DAMAGED RAILINGS TO EXISTING FRONT BOUNDRY TREATMENT OF LISTED BUILDING

On behalf of our client, Estates & Agency Holdings Ltd., we are pleased to enclose an application for listed building consent for the replacement of damaged railings to the existing front boundary treatment of 33 Ely Place, in London.

As such, please find attached the following package of application documentation:

- Duly completed Listed Building Consent Application Form;
- Completed Certificate A;
- Site Location Plan at scale 1:1,250;
- Layout Plan – Position of Damaged Railings (Dwg no. LBC002);
- Proposed Front Elevation (Dwg no. LBC003); and
- Existing Elevation - Extent of Damage and Photographs (Dwg no. LBC004).

The existing front boundary treatment, the subject of this submission, is identified with the site edged in red (with other land in the Applicant's ownership shown in blue outline), on the accompanying Site Location Plan.

Background

Listed building consent is sought for works associated with the replacement of damaged railings to the existing front boundary treatment of 33 Ely Place, which is part of a Grade II listed Georgian Terrace, and within the Hatton Garden Conservation Area. The extent of the damage to the existing front railings, as a result of a recent motor vehicle accident, is shown on Drawing no. LBC004.

The Application Proposal

The application proposal seeks the 'like for like' replacement of the damaged railings to the existing front boundary treatment of 33 Ely Pace. The proposed front elevation, Drawing No. LBC003, provides further details relating to design, size and siting.

As such, it is proposed to carefully cut away and remove the remaining section of damaged railings, leaving the backstay and post in situ. Components will be re-used where possible, and all new components (including a new gate heel pin and bottom journal) will be cast up to match.

The broken stubs will be flushed off and the existing stonework will be re-core drilled to accommodate the replacement railings, which will be secured with chemical resin and made good with sand and cement mortar. In addition, the old journal will be removed and replaced, and the gate re-hung.

All new visible components (apart from the large urns) will have Sigmafast 20 primer/undercoat applied followed by Sigmafast 40 black gloss paint. The urns will be primed, and Hammerite smooth gold paint applied, to match.

Planning Policy Context

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that when making any determination under the Planning Acts, it should be done so in accordance with the Development Plan unless material considerations indicate otherwise. In this instance, the development plan for the site comprises the London Plan (2016), and the London Borough of Camden Local Plan (2017). National planning policy will also be relevant in the assessing the application.

The Council also has Supplementary Planning Guidance, and the Hatton Garden Conservation Area Statement (1999), which need to be taken into consideration.

Planning Assessment

The proposals seek the 'like for like' replacement of the vehicular damaged railings, which comprise the front boundary treatment to 33 Ely Place, which is Grade II listed and within the Hatton Garden Conservation Area.

Accordingly, the proposed works simply seek to return the existing boundary treatment to its former state, to the betterment of the special architectural and historic interest of the listed building, and the character and appearance of the conservation area.

As such, it is proposed to make improvements to the front boundary treatment of 33 Ely Place, where this is visible in public view, and where the current appearance of the damaged railings has a somewhat detrimental impact on both the Grade II listed terrace and the Hatton Garden Conservation Area.

The proposals have been carefully designed in accordance with the design and heritage policies contained within the NPPF (2018), the London Plan (2016) and Camden Local Plan (2017).

The reinstatement of original form and features, and the sympathetic design of new elements, will ensure that the proposed improvements to the boundary treatment of 33 Ely Place will not result in harm to the listed terrace or the heritage asset of Hatton Garden Conservation Area, and in all actuality, it will provide a beneficial impact when compared with the existing situation.

As the improvements seek to match the design, dimensions and siting of the existing boundary treatment, it is not considered that the proposals will have an adverse impact on the amenity of neighbouring properties in terms of privacy, overlooking or loss of light.

As such, the proposal is considered to be in accordance with Policies A1, D1 and D2 of the London Borough of Camden Local Plan 2017. The proposals also accord with Policy 7.8 of the London Plan, and the NPPF 2018.

Summary

Listed building consent is sought for the replacement of the vehicular damaged railings comprising the existing front boundary treatment to 33 Ely Place.

The scheme, which seeks a 'like for like' replacement of the damaged railings, has been carefully developed with regard to the site's heritage context and will preserve the special architectural and historic interest of the listed building, and the character and appearance of the surrounding conservation area. The proposed works will not lead to 'substantial' harm or any level of 'less than substantial' harm to the listed building or any other heritage assets.

The proposal has been designed in accordance with national, regional and local planning policy and is considered to accord with policies relating to design, heritage and neighbouring amenity.

We trust that the enclosed information is sufficient to validate the application, but If you have any queries regarding the enclosed material please do not hesitate to contact me.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Claire Day', with a stylized flourish at the end.

Claire Day BSc (HONS) MRICS MRTPI
DIRECTOR

Encs.

cc: Estates & Agency Holdings Limited