

**Sir Maurice Hatter T/A 1 Ely Estate**

**1 Ely Place**

**Planning and Heritage Statement**

**August 2019**

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**1. Introduction**

- 1.1 This Planning Statement has been prepared by Daniel Watney LLP to accompany a planning application submitted on behalf of Sir Maurice Hatter T/A 1 Ely Estate at 1 Ely Place (hereafter referred to as 'the applicant').
- 1.2 The application seeks planning permission for the following:
- 1.3 *'Change of use of the basement and ground floor from Use Class A2 to Use Class B1 with associated alterations'*
- 1.4 The application is accompanied by the following documents:
- Planning Application Form and Certificate duly completed;
  - Design and Access Statement prepared by DMFK;
  - Heritage Statement (incorporated within this Statement) prepared by Daniel Watney LLP;
  - Existing and proposed plans, together with an area schedule prepared by DMFK:
    - A00 Site Location Plan;
    - A05 Immediate Context Plan;
    - A11 Existing Basement Plan;
    - A12 Existing Ground Floor Plan;
    - A16 Existing Entrance;
    - A50 Existing Elevations 01 & 02;
    - A51 Existing Elevations 03;
    - A52 Existing Elevations 04;
    - A501 Proposed Basement Floor Plan;
    - A502 Proposed Ground Floor Plan;
    - A503 Proposed Entrance Plan;
    - A504 Proposed Mezzanine;
    - A1500 Proposed Elevation 01 & 02;
    - A1510 Proposed Elevation 03;
    - A1520 Proposed Elevation 04;
  - Areas Schedule

**2. Site and Surroundings**

- 2.1 The application site is located on the south side of Ely Place, on the corner between Charterhouse Street and Hatton Garden. The ground and lower ground floor has historically been in use as a bank. The lawful use of the ground and basement floors is Class A2. These floors are currently vacant. The upper floors within the building are Class B1.
- 2.2 The surrounding area is commercial in character, comprising a significant concentration of office floorspace and Class A uses.
- 2.3 The site is located within the Hatton Garden Conservation Area. The Hatton Garden Conservation Area Appraisal and Management Strategy (2017) identifies the building on site to be a positive contribution to the Hatton Garden Conservation Area.
- 2.4 Although not listed 1 Ely Place forms the setting of 5 Hatton Garden and 7-9 Ely Place (with associated railings and lamp holder), which are Grade II listed.
- 2.5 The site is subject to a number of policy designations as identified on the Local Plan, 2017 Proposals Map. The site is subject to the following planning policy designations.
- Central London Area;
  - Central London Frontage – Holborn;
  - Hatton Garden Conservation Area;
  - Hatton Garden Area;
  - Primary Shopping Frontage;
  - Archaeological Priority Area;

**Planning history**

- 2.6 The limited planning history for the site relates to advertisement consent or other minor works in connection with the use of the building as a bank.
- 2.7 There are no applications considered relevant to the determination of this application.

**3. Planning Policy Content**

- 3.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 3.2 The statutory Development Plan for Camden consists of:
- London Plan (2015);
  - Local Plan (2017);
  - Site Allocations Document (2013);
  - Policies Map (2019).
- 3.3 Whilst not forming part of the statutory Development Plan, the following documents remain important material considerations for the determination of planning applications in Camden:
- National Planning Policy Framework (NPPF) (2019);
  - National Planning Practice Guidance (NPPG);
  - Draft New London Plan (2019);
  - Hatton Garden Conservation Area Character Appraisal and Management Strategy (2017);
  - Town Centres and Retail SPD (2018);
  - Supplementary Planning Guidance and Documents;
  - Local Plan Evidence Base.

## 4. Planning Considerations

### *Principle of Loss of Existing A2 Use*

- 4.1 The ground and basement floorspace was last occupied by Natwest who vacated the property in February 2018. The space is now vacant. The internal layout of the basement and ground floors of 1 Ely Place were purpose built as a bank. The floorspace is now redundant for that use given the change in the nature of banking. There are a very limited number and type of occupiers that can accommodate this purpose built space. Specifically the nature of the frontage means that the floorspace is particularly unattractive to retailers.
- 4.2 The proposed floorspace is most appropriately suited to Class B1 occupiers, that can make best use of the existing floorspace without extensive alterations. A change of use from Class A2 to B1a is therefore proposed.
- 4.3 The site is located on a primary shopping frontage within the Holborn Central London Frontage. Local Plan Policy TC2 'Camden's Centres and Other Shopping Areas' identifies the Council's protection of primary frontages. The policy seeks to protect these frontages as locations with a high proportion of A1 uses in order to promote successful and vibrant centres. With reference to Appendix 4 of the Local Plan, in the Holborn Central London Frontage the Council seeks to protect specified Class A uses, but this does not include Class A2 uses.
- 4.4 This policy is underpinned by the Town Centre and Retail SPD (2018). This sets out the Council's principal policy objective of protecting Class A1 floorspace, ensuring that it does not reduce by a specified percentage. However, there is no specific policy protection for Class A2 uses within the borough. The loss of the Class A2 use on site is therefore acceptable in principle.

### *Principle of Proposed B1a Office Floorspace*

- 4.5 Local Plan Policy E1 'Economic Development' states that the Council will direct new office development to the growth areas, Central London, and the town centres in order to meet the forecast demand of 695,000sqm office floorspace between 2014 and 2031. Local Plan Policy E2 'Employment Premises and Sites' confirms that the Council will encourage the provision of employment premises and sites in the borough.
- 4.6 The site is located within the Central London Frontage and is immediately adjacent to the Holborn Growth Area. The proposed change of use will contribute to the identified demand for new office floorspace in this sustainable location, enhancing the borough's office provision in accordance with Policy E1.
- 4.7 The proposed office use will contribute to the established identity of this centre, which is characterised by a mix of commercial uses with a significant proportion of office and professional services. The proposed change of use will therefore have the benefit of increasing the office supply in the borough whilst maintaining the character of the area. Additionally, when applying the standard employment density methodology, the proposed office floorspace is shown to accommodate circa 50 employees.
- 4.8 Policy E2 includes specific policy provisions for business floorspace within the Hatton Garden Area. The policy seeks to secure and retain premises suitable for use as jewellery workshops and related uses, resisting the loss of business premises. Inter alia, the policy seeks 50% of any additional floorspace to be affordable premises suitable for the jewellery sector, where the gross internal floorspace is increased by more than 200sqm.
- 4.9 The proposals will not result in an uplift of gross internal floorspace by more than 200sqm as such there is no policy requirement for the provision of affordable premises for the jewellery sector.

- 4.10 The Hatton Garden Conservation Area Appraisal describes that in determining applications for change of use the Council will have regard to the effect on the balance of uses in the area and on the distinctiveness that stems from the continuation of traditional activities associated with the Area, particularly jewellery manufacture.
- 4.11 As described the ground and basement floors of 1 Ely Place were purpose built as a bank. This limits the range of suitable uses appropriate for this space. The provision of Class B1 floorspace is considered to be entirely acceptable within this town centre location given the wider commercial character. Furthermore, the Council has a clear policy objective of securing new B1 uses in the borough. The proposed change of use is therefore considered appropriate at this location and reflects the Council's policy aspirations.

#### *Heritage and Design*

- 4.12 Local Plan Policy D2 'Heritage' states that the Council will require that development within Conservation Areas preserves, or, where possible, enhances the character or appearance of the area.
- 4.13 Ely Place is identified within the Hatton Garden Conservation Area Appraisal as being an example of a relatively intact eighteenth-century development. 1 Ely Place is identified as a building that makes a positive contribution to the Conservation Area.
- 4.14 The proposal seeks minor improvements to the exterior appearance of the building, namely:
- The replacement and refurbishment of windows and frames on the ground floor elevations;
  - Enhancement of stall risers on south elevation;
  - Making good of metal grating;
  - Relocation of entrance door on east elevation;
  - Insertion of platform lift along east elevation for access arrangements;
- 4.15 These works are proposed to refurbish and rationalise the exterior appearance at ground and lower ground floor, and facilitate level access to the office floorspace and ancillary facilities at basement level. In particular, the proposal will result in the following:
- Refurbishment of the external appearance of the building;
  - Retention of the historic proportions of the building;
  - Making good of the disturbed fabric (i.e. the removed cash point);
- 4.16 The external refurbishment works are proposed to facilitate the change of use and make good the external appearance of the building. The works will retain the proportions of the building and enhance its appearance with the use of high quality materials. The external works will therefore preserve the character and appearance of the Hatton Garden Conservation Area.
- 4.17 1 Ely Place forms the setting of 7-9 Ely Place (with the associated railings and lamp holder) and 5 Hatton Garden. Both buildings are Grade II listed. The works proposed largely relate to the improvements of the existing façade of the host building at number 1 Ely place. The proposal will not, therefore, negatively impact upon the setting or harm the special interest of these buildings.
- 4.18 The proposal therefore accords with the objectives of Local Plan Policy D2 'Heritage'.

#### *Neighbouring Amenity*

- 4.19 There are no residential properties within the immediate vicinity of the site. The surrounding area is commercial in character, defined by retail and employment uses

at street level. The proposed office use is considered appropriate, typified by similar uses as existing.

- 4.20 The proposed office use will assimilate well within the existing building which comprises B1 floorspace. The proposal will therefore protect the established amenity of surrounding uses, in accordance with Policy A1 'Managing the Impact of Development'.

#### *Highways and Parking*

- 4.21 Local Plan Policy T1 'Prioritising walking, cycling and public transport' states that the Council will seek to promote sustainable transport throughout the borough.
- 4.22 The site benefits from a PTAL of 6b, representing the best level of transport connectivity. No car parking is proposed, and therefore the current situation is to be maintained regarding parking. Given this excellent level of connectivity, such an arrangement is considered acceptable, in accordance with Policy T1.
- 4.23 Local Plan Policy T1 'Prioritising walking, cycling and public transport' also states that the Council will ensure that development provides for accessible, secure cycle parking facilities exceeding standards outlined within the London Plan and requirements within the Transport SPG (2019).
- 4.24 Draft London Plan Policy T5 'Cycling' provides the minimum cycle parking standards for all new development. For new B1 floorspace within a central London location, 1 space should be provided per 75sqm. The proposal therefore generates a requirement of 14 cycle spaces for future employees. When including the borough's expected uplift of 20% on these standards, the total number of spaces is 17.
- 4.25 The development proposes a dedicated cycle store within the basement to accommodate at least 30 cycles, that is easily accessible and secure. This quantum of cycle storage is considerably in excess of the draft London Plan standards for office uses in Central London, providing an excellent amenity for the office space. This is therefore in accordance with the spirit of Policy T1 and the London Plan.

#### *Internal Configurations*

- 4.26 The proposed mezzanine as shown on drawing number A504 is included for completeness. By virtue of Part 10, Section 44 of the Town and Country Planning (Development Management Procedure) Order 2015, the mezzanine does not require planning permission. As the building is not listed the proposed internal alterations do not require Listed Building Consent, and do not constitute development requiring planning permission.



**5. Conclusions**

- 5.1 1 Ely Place is located within a protected retail frontage and designated town centre. It is a purpose built bank which is now redundant, its lawful use is therefore Class A2. It is located within a protected shopping frontage and Holborn Town centre. The character of the area is commercial with a significant amount of offices, as well as Class A uses.
- 5.2 The ground and basement floors have very limited appeal to other Class A occupiers. The frontage is not attractive to Class A1 tenants given its lack of visual permeability.
- 5.3 Notwithstanding the location of the site within a protected shopping frontage, the Council does not operate a policy that specifically protects Class A2 uses. Generally, the Council's shopping policies seek to ensure that the vitality and viability of identified town centres and protected retail frontages is maintained and where possible enhanced.
- 5.4 The Local Plan 2017 includes several policies which express the Council's support for increasing the amount of Class B1 floorspace in the borough. The proposed change of use would comply with this policy aspiration, increasing the supply of office floorspace and creating space for c.50 additional jobs in the area.
- 5.5 As well as creating jobs the use would also support the existing town centre uses. Class B floorspace should be directed to town centres and given the site's location within Holborn Town Centre is an entirely appropriate use given the prevailing commercial character of the area.
- 5.6 In addition to the change of use a schedule of external refurbishment works are proposed. These works are required to facilitate the change of use and improve the appearance of the building. The proposed change of use presents the opportunity for an external refurbishment of the building.
- 5.7 The refurbishment works will improve the appearance of the building, which is judged to make a positive contribution to the conservation area. The proposed external works will preserve the character appearance of the Hatton Garden Conservation Area. The proposed changes will also ensure that the building has full disability access.
- 5.8 1 Ely Place forms the setting of 7-9 Ely Place, which is Grade II listed. The proposed external works, as described, will improve the external appearance of the building, ensuring that there is no harm caused to the special character of the listed buildings.
- 5.9 The proposed change of use will not have a detrimental impact upon amenity. The proposals do not affect any residential dwellings and as described the proposed use is entirely appropriate for its town centre location.
- 5.10 The proposals include secure internal cycle storage for 30 cycles, together with associated shower and locker facilities. This quantum of cycle storage is well in excess of the draft London Plan, 2018 cycle storage standards for office uses in Central London. The proposed provision of cycle storage therefore greatly exceeds the Council's standards.
- 5.11 The proposed change of use and associated external alterations comply with the development plan, together with the Council's policy aspirations relating to job creation, economic growth, heritage conservation and sustainable travel.