

02 December 2019

By Email Only

mark.chan@camden.gov.uk

Dear Mark,

1 Ely Place, EC1N 6SJ – planning application for replacement plant and associated works, in relation to the proposed change of use (application 2019/4386/P)

On behalf of the Sir Maurice Hatter Estate please find enclosed a planning application for replacement plant and associated works proposed to service the change of use from Class A2 to Class B1 currently being considered by the Council under reference 2019/4386/P.

The suggested description of development is:

‘The replacement of existing plant and erection of a plant enclosure on the rear elevation of 1 Ely Place, together with associated external alterations on the eastern elevation comprising two extract louvres’

The application comprises the following documents:

- Existing second floor plan A15 prepared by DMFK
- Existing rear elevation A53 prepared by DMFK
- Existing lightwell A55 prepared by DMFK
- Proposed second floor plan A506 prepared by DMFK
- Proposed rear elevations A153 prepared by DMFK
- Proposed Ely Place lightwell elevation A155 prepared by DMFK
- Design and Access Statement prepared by DMFK
- Acoustic report prepared by EMTEC
- Site Assessment Report (Refrigerant Outdoor Systems) prepared by Peter Deer Associates

Planning and heritage assessment

Design and heritage

The proposed plant is associated with the change of use of 1 Ely Place from Class A2 to Class B1 offices and associated alterations, which are shown for illustrative purposes on drawing A153 (reference 2019/4386/P).

The proposed replacement plant is necessary in order to service the proposed office floorspace and provide modern servicing for future occupiers, including provision for servicing. Having reviewed options for the necessary replacement plant the proposed option of replacement plant on the rear elevation within a louvred enclosure is optimal in terms of the service strategy and the least visually intrusive.

The proposed plant will be located within the enclosure on the rear elevation of 1 Ely Place. The enclosure would not be visible from the public vantage point. It would result in the removal of existing and unsightly plant currently in situ (see page 8 of the Design and Access Statement and Site Assessment Report). Although the rear elevation cannot be seen from the public vantage point, the proposed enclosure is considered to improve the appearance of the rear elevation. It will result in the plant being screened by a louvred enclosure.

The erection of the plant enclosure would result in the blocking up of a redundant door which, again, is not visible from the public vantage point and will not be seen from the Hatton Garden Conservation Area. The enclosure is therefore considered to cause harm to the character or appearance of the conservation area in this regard.

The proposed associated louvres on the Ely Place elevation would be equally visually unobtrusive. They would only be partially visible at street level, replacing a redundant window and existing masonry panel. At present the lower ground elevation has no uniformity and therefore the introduction of the louvred panels will improve the appearance of the elevation, which is proximate to listed buildings as well as being visible in the conservation area.

In summary, the proposed alterations related to the plant itself will preserve the character and appearance of the conservation area by removing the current unsightly plant arrangement and enclosing within a lightweight structure, which is the least visually obtrusive solution to servicing the office floorspace. The external louvres will assist to bring visual uniformity to the lower ground elevation on Ely Place.

The proposals are therefore considered to meet the policy requirements of Local Plan, 2017 Policy D2 'Heritage' which states that the Council will require that development within Conservation Areas preserves, or, where possible, enhances the character or appearance of the area.

Amenity

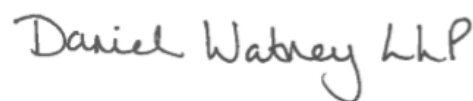
The proposed development is not proximate to any noise sensitive receptors. There are no residential dwellings in proximity to the proposed plant. Further the proposals will improve any impact by virtue of being enclosed. Notwithstanding the absence of any noise sensitive receptors, the application is accompanied by an acoustic report.

The report confirms that the installation of the replacement plant is entirely within the British Standard guidelines and will not therefore result in the unacceptable loss of amenity of any adjacent occupiers. Similarly, the proposed development will not unacceptably affect the outlook or sunlight/daylight of any adjacent occupiers.

The proposed plant can be operated without causing harm to amenity and therefore accords with the requirements of Policy A1 'Managing the Impact of development' set out in the Local Plan, 2017. Consequently, the proposed development accords with the policy requirements of Policy A4 'Noise and vibration' as the development will not generate unacceptable noise and vibration, nor is the site a noise sensitive location given that the plant is related to the site's wider commercial use.

We trust that this application comprises the necessary information for the Council to validate the application upon receipt. Should you wish, however, to discuss further please contact Charlotte Yarker at these offices cyarker@danielwatney.co.uk 0203077 3417

Yours sincerely



Daniel Watney LLP
Planning and Development