

16 December 2019

**By Email Only**

[mark.chan@camden.gov.uk](mailto:mark.chan@camden.gov.uk)

Dear Mark,

**1 Ely Place, EC1N 6SJ – planning application for the removal of the existing security cage on the rear elevation, the creation of a roof terrace and replacement of a rooflight. The application is made 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 the removal of the rear security cage and rooflight, the creation of a rear terrace 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 removal of a security cage and rooflight on the rear elevation of 1 Ely Place and the creation of a rear terrace, together with a replacement of rooflight and associated alterations'*

The application comprises the following documents:

- Site Plan A00 prepared by DMFK
- Immediate site plan A05 prepared by DMFK
- Existing mezzanine floor plan A13 prepared by DMFK
- Existing rear elevation A53 prepared by DMFK
- Proposed mezzanine floor plan A04 prepared by DMFK
- Proposed rear elevations A153 prepared by DMFK
- Design and Access Statement prepared by DMFK

## **Planning and heritage assessment**

### *Design and heritage*

The proposals are associated with the change of use of 1 Ely Place from Class A2 to Class B1 offices and associated alterations (reference 2019/4386/P).

The existing security cage is redundant as it was related to the use of the building as a bank. Its removal provides the opportunity to create a terrace at first floor level as amenity for the proposed office use. The terrace would be enclosed by railings which match those on the Ely Place elevation.

The proposed terrace and associated alterations will be located 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 rooflight and security cage currently in situ. Although the rear elevation cannot be seen from the public vantage point, the proposed alterations are considered to improve the appearance of the rear elevation.

The creation of the terrace and associated removal of the security cage, the roof light and air handling, is not visible from the public vantage point and will not be seen from the Hatton Garden Conservation Area. The proposed minor works are therefore not considered to cause harm to the character or appearance of the conservation area in this regard.

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 terrace will not result in the unacceptable loss of privacy. There are no residential dwellings in proximity to the proposed terrace.

Further the proposals will improve the visual appearance of the rear elevation by removing the unsightly security cage and roof light. The installation of the railings will represent a significantly improved outlook over the rear elevation of 1 Ely Place.

The proposed terrace is capable of being used 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.

#### *Closing*

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](mailto:cyarker@danielwatney.co.uk) 0203077 3417

Yours sincerely



**Daniel Watney LLP**  
Planning and Development