

Application ref: 2019/6046/P
Contact: Mark Chan
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Date: 23 June 2020

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

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Daniel Watney LLP
165 Fleet Street
London
EC4A 2DW

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
1 Ely Place
London
EC1N 6RY

Proposal: Replacement of plant equipment and erection of plant enclosure on the rear elevation and external alterations on eastern elevation comprising three extract louvres.

Drawing Nos: Cover Letter, Noise Impact Assessment 5th July 2019 & Site Assessment Report - Refrigerant Outdoor Systems by Peter Deer and Associates, Design and Access Statement rev D, A00, A05, A11, A15, A53, A55, A501 rev B, A504, A153, A155 rev A and A6185

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the

immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

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

Drawing Nos: Cover Letter, Noise Impact Assessment 5th July 2019 & Site Assessment Report - Refrigerant Outdoor Systems by Peter Deer and Associates, Design and Access Statement rev D, A00, A05, A11, A15, A53, A55, A501 rev B, A504, A153, A155 rev A and A6185 (Last received 16/06/2020)

Reason: For the avoidance of doubt and in the interest of proper planning.

- 4 The external noise level emitted from plant, machinery or equipment at the development hereby approved shall be lower than the lowest existing background noise level by at least 10dBA, by 15dBA where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with machinery operating at maximum capacity.

Reason: To safeguard the amenities of neighbouring noise sensitive receptors in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 5 Before the operation commences, the redundant plant shall be removed and the recommendations and mitigation details as set out in the approved Noise Impact Assessment 5th July 2019 by Peter Deer and Associates shall be implemented together with the fitting of anti-vibration measures, in accordance with the scheme hereby approved.

All such measures shall thereafter be retained and maintained in accordance with the manufacturers' recommendations.

Reason: To safeguard the amenities of the adjoining premises in accordance with the requirements of policy G1, A1, A4 and D1 of the London Borough of Camden Local Plan 2017.

- 6 Prior to the first use of the plant equipment hereby approved, time clocks shall be fitted to the plant equipment to control the equipment so that it only operates between 07:00 hrs to 23:00 hrs, Mondays to Saturdays and not at all on Sundays and Public Holidays.

The timelocks shall thereafter be retained and maintained in accordance with the manufacturers' recommendations.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, A1 and A4 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 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).

- 2 Reasons for granting permission:

The application site contains a quadruple-aspect office building situated between Ely Place, Hatton Garden and Charterhouse Street. The building is within the Hatton Garden Conservation Area and is adjacent to 2x Grade II Listed structures - No. 5 Hatton Garden to the north-west and the Porter's Lodge at the entrance of Ely Place. The subject building itself is not listed. The proposal includes the removal of redundant external plant and installation of new plant within the newly erected acoustic louvre screen at the rear of the building at second floor level. It also includes the installation of new louvre screens and windows at the lightwell facing Ely Place.

Most of the plant equipment for this building is installed on the second floor north-east rear corner and are currently fully exposed. An existing rear access door on the second floor would be blocked up with new cavity wall and bricks to match the existing and a new timber external door would be created to access the plant equipment area. 6x redundant AC units would be removed and the live and new units would be relocated and installed. The new units are installed in association with the approved change of use of the ground floor and basement to B1 office use. The new Aluminium louvre plant screen would be installed on the second floor north-east rear corner to screen the plants. 3x small Aluminium louvre grilles also would be installed on the rear façade. The works to the rear of the building would not be observable from the public realm and given that many existing plant equipment have been installed at the rear of the surrounding buildings and the proposed Aluminium louvre screen would shield the cluttered rear façade of the subject building, it is considered the proposed works would not adversely impact the character and appearance of the building and conservation area. Given the rear and north-eastern position of the works, it would not affect the setting of the nearby Listed buildings.

On the front façade of the subject building along Ely Place, a new Aluminium louvre would be installed at the lower half of the existing timber sash window within the lightwell. The existing high level louvre would be removed and 2x new timber sash windows with Aluminium louvres at the lower half would be created along the façade at lightwell level. The louvres would not be visible from street level since they are within the lightwell and the timber windows and cill would screen the view. Overall, it is considered an improvement to front façade of the building along Ely Place and is in line with the character and appearance of the building and conservation and would complement the adjacent listed Porter's Lodge. Details of the proposed sash windows and louvres were provided and considered acceptable.

- 3 Reasons for granting permission (continued)

A noise impact assessment was provided which demonstrates that the plant

equipment would meet the Council's noise standards during daytime hours. Environmental Health officers have reviewed the details and raise no objection to the proposal. Subject to the recommendations of the acoustic report, it is considered that the proposed development would not cause undue harm to the residential amenities of nearby and neighbouring properties by way of visual privacy and outlook; sunlight, daylight and overshadowing; or noise and vibration. 3x conditions are attached to safeguard the amenities of the adjoining premises and occupiers and to ensure that the Council's noise standards are met.

No objections were received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposed development is in general accordance with policies A1, A4, 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 2019.

- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

- 5 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.

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 2019.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name and title.

Daniel Pope
Chief Planning Officer