

Application ref: 2021/2095/P  
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Date: 30 July 2021

**Development Management**  
Regeneration and Planning  
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Planning Potential Ltd.  
Magdalen House  
148 Tooley Street  
London  
SE1 2TU  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Boundary Wall at Rear of St Andrews House and 22-25 Ely Place**  
**Saffron Hill**  
**London**  
**EC1N 6TD**

Proposal:

Repair works to boundary wall at rear of St Andrews House and Ely Place

Drawing Nos: SAH-AUK-ZZ-ZZ-DR-A-07500 rev P01, SAH-AUK-ZZ-ZZ-DR-I-07510 rev P01, SAH-AUK-ZZ-ZZ-DR-I-07501 rev P02, Heritage Potential letter dated 30 April 2021, General schedule of works rev P01 dated 25/01/2021, Design and Access Statement ref: SAH-AUK-ZZ-ZZ-RP-A-07003 P01.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 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 policies 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: SAH-AUK-ZZ-ZZ-DR-A-07500 rev P01, SAH-AUK-ZZ-ZZ-DR-I-07510 rev P01, SAH-AUK-ZZ-ZZ-DR-I-07501 rev P02, Heritage Potential letter dated 30 April 2021, General schedule of works rev P01 dated 25/01/2021, Design and Access Statement ref: SAH-AUK-ZZ-ZZ-RP-A-07003 P01.

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

#### Informative(s):

- 1 Reasons for granting permission.

The proposals involve structural repairs to stabilise and preserve the large boundary wall between St Andrews House and Ely Place. This will involve cleaning and removing moss and loose mortar, bricking up and packing up the main cracks as well as filling up the vertical gaps between the buttresses and existing rear wall. Remedial works will include installation of remedial ties to connect the buttresses into the rear wall using resin injection and a Helibar stitching system. New render, coping stones and lime mortar pointing are proposed to reinstate weatherproofing.

The proposals have been reviewed by the Council's Conservation Officer who confirms they are acceptable and would preserve the significance of the curtilage listed wall and setting of the Grade II listed St Andrews House.

Due to the location and nature of the works, there would be no impact to neighbouring amenity by way of loss of outlook, daylight or privacy.

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

Special regard has been attached to the desirability of preserving the listed buildings, their setting and any features of special architectural or historic interest, and preserving or enhancing the character or appearance of the conservation area, under the Planning (Listed Buildings and Conservation Areas) Act 1990.

As such, the proposed development is in general accordance with policies D1, D2, and A1 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

- 2 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).
- 3 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, 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.
- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at [www.camden.gov.uk](http://www.camden.gov.uk)) 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.

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



Daniel Pope  
Chief Planning Officer