

Application ref: 2020/5491/P
Contact: Amy Ly
Tel: 020 7974 8141
Email: Amy.Ly@camden.gov.uk
Date: 10 February 2022

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

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

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:

The erection of a full height glazing extension on fourth floor, alteration to the ridge to align with parapet, extension of lift overrun enclosure, removal of redundant roof top plant, corrugated metal cladding and brick parapet, replacement of plant and installation of metal balustrade.

Drawing Nos: 2151 A16 (Existing fourth floor plan); 2151 A50; 2151 A51 (Existing south east elevation); 2151 A52 (Existing east elevation); 2151 A51 (Proposed south east elevation); 2151 A52 (Proposed elevations); 2221 A1500 (Proposed south east elevation); 2151 A1060; 2221 A1500 (Proposed elevations); 2151 A05; 2151 A00; 2151 A16 (Proposed fourth floor plan); 1744 A1500 (revised Jan 22); 2221 A1050 (revised Jan 22); Design and Access Statement; Noise level Survey/Noise Impact assessment

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

2151 A16 (Existing fourth floor plan); 2151 A50; 2151 A51 (Existing south east elevation); 2151 A52 (Existing east elevation); 2151 A51 (Proposed south east elevation); 2151 A52 (Proposed elevations); 2221 A1500 (Proposed south east elevation); 2151 A1060; 2221 A1500 (Proposed elevations); 2151 A05; 2151 A00; 2151 A16 (Proposed fourth floor plan); 1744 A1500 (revised Jan 22); 2221 A1050 (revised Jan 22); Design and Access Statement; Noise level Survey/Noise Impact assessment

Reason:

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

- 3 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.

- 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 the machinery operating at maximum capacity.

Reason: To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by noise from mechanical installations/ equipment in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017

- 5 Prior to use, machinery, plant or equipment at the development shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration isolated from the casing and adequately silenced and maintained as such.

Reason: To ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by vibration in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017

Informative(s):

1 Reasons for granting permission.

The proposed full height glazed rear extension on the fourth floor is welcomed in accordance with policies E1 (Economic Development) and E2 (Employment premises and sites) of the Camden Local Plan 2017. It would create an approximately 81sqm of additional E(B1a) commercial floorspace. The building is located within the Central London Area, but the additional floorspace is less than 200sqm and so there is no requirement to provide housing according to policy H2 (Maximising the supply of self contained housing from mixed use schemes).

The building is located within the Hatton Garden Conservation Area and is identified as making a positive contribution to the character and appearance of the conservation area. The size and location of the extension would not have any harmful impact on the surrounding area or neighbouring listed buildings, including Ely Place Porter's Lodge. The glazed element is to the rear of the building and the extension of the plant enclosure will have minimal impact on the existing roofscape.

The proposed removal and rearrangement of the redundant plant from the prominent location on the roof to the existing lift overrun is welcomed. The proposal is acceptable in terms of amenity impact as there are no other existing plants and so there would be no significant harmful impact in terms of light, overlooking or noise on the neighbouring occupants.

The proposals are sympathetic to the host building and would benefit the surrounding streetscape of Ely Place, Hatton Garden and Charterhouse Street.

No objections have been received prior to decision making and the site's planning history has been considered. 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, D1 and D2 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) 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 2021.

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 written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer