



Application ref: 2019/4386/P
Contact: Mark Chan
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Date: 11 March 2020

Development Management
Regeneration and Planning
London Borough of Camden
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Daniel Watney LLP
165 Fleet Street
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EC4A 2DW

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:
1 Ely Place
London
EC1N 6RY

Proposal:

Change of use to ground floor and basement from Bank (Class A2) to Offices (Class B1) with external alterations.

Drawing Nos: A1520 Rev A, A503 Rev A, A502 Rev A, Design and Access Statement, A00, A1500, A1510, A52, A501, A50, A51, A12, A16, A05, A11, A504 and Heritage Statement

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 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: A1520 Rev A, A503 Rev A, A502 Rev A, Design and Access Statement, A00, A1500, A1510, A52, A501, A50, A51, A12, A16, A05, A11, A504 and Heritage Statement (Last received 12/18/2019)

Reason:

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

- 4 Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 2015 or any Order revoking and re-enacting that Order, no development within Part 3, Class O (offices to dwellinghouses) of Schedule 2 of that Order shall be carried out without the grant of planning permission having first been obtained from the local planning authority.

Reason: To safeguard the employment floorspace of the area in order to ensure compliance with the requirements of policy E1 of London Borough of Camden Local Plan 2017.

- 5 Before the relevant part of the work is begun, detail drawings including sections and elevations at 1:10 of all new windows (including jambs, head and cill), shall be submitted to and approved in writing by the local planning authority. The relevant part of the works shall be carried out in accordance with the details thus approved and shall be permanently maintained as such.

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.

- 6 Before the development commences, details of secure and covered cycle storage area for 30 cycles and details of a wheel track to assist the transport of bicycles to the basement shall be submitted to and approved by the local planning authority. The approved facility shall thereafter be provided in its entirety prior to the first occupation of any of the new units, and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T1 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 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.
- 3 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.

- 4 Reasons for granting permission:

The proposal relates to the ground floor and basement of the building. The ground floor of the building was in use as a banking hall for National Provincial Bank with the basement being used as ancillary office and vaults. National Provincial Bank has vacated the premises. The upper floors of the building will continue to be used as offices. Minor external alterations are associated with the proposal; mainly the introduction of new timber frame sash windows at the ATM opening on the southern elevation and at basement level and replacement of ground floor window glazing.

The applicant is also seeking to add a mezzanine floor across part of the banking hall to create more open plan office space but as the mezzanine floor is less than 200 sqm, planning permission is not required and does not form a part of this application. The applicant has also removed the installation of a platform lift at the entrance from the proposal.

The proposed change of use relates to the ground floor and basement of the

building and would not affect the operation of the upper floor offices. The site does not fall within the primary frontage of the Hatton Garden specialist shopping area. Consequently the loss of A2 floor space would not result in harm to the character, function, vitality and viability of the Hatton Garden and Holborn area, in line with policy TC2. Policy E1 encourages new office development in the town centres. The provision of 917 sqm GIA of new office floorspace would be appropriate in this location and would be considered acceptable.

The ground floor of the building would continue to be accessed from Hatton Gardens whilst the upper floors of the building can be accessed separately from Ely Place. A new door is introduced in the lobby of the Ely Place entrance to provide a secondary access into the ground floor office. The lobby also has a staircase which leads to the basement.

The new window will have openings which are sized similarly to existing and will have timber sash frames. The replacement window glazing will be identical to existing less the smaller openable vents. Since the new windows and glazing will look almost identical to the existing and are made of high quality material, it is considered that they would not adversely impact the character and appearance of the host building and the wider Conservation Area.

A condition would be attached to remove permitted development rights to ensure that the office space remains and would not result in a reduction to the existing quantum of employment floor space in line with policy E2 of the Camden Local Plan 2017.

The upper floors of the building are in use as offices and the proposed basement and ground floor would have identical functional characteristics to the upper floors. The proposal would not be considered to result in any harmful impact on local residents in terms of noise or on residential amenity in terms of daylight, outlook privacy or sense of enclosure.

- 5 30 secured cycle parking space and shower facilities would be provided as part of the proposal. Whilst the cycle parking facilities should ideally be situated on the ground floor, the Council acknowledges the constraints of the period building and accepts on this occasion the cycle parking provision to be located in the basement. A condition would be attached to secure the cycle parking spaces as well as details of a wheel track to assist the transport of bicycles to the basement, in line with policy T1 of the Camden Local Plan 2017.

In order to manage and mitigate the construction impact of this scheme, the Council has required a Construction Management Plan (CMP) and a CMP implementation support contribution of £3,136, to support the review and approval of the submitted draft CMP, to be secured as part of a Section 106 planning obligation.

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 E1, E2, A1, A4, D1, D2, T1, T2 and TC2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2019.

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', written in a cursive style.

Daniel Pope
Chief Planning Officer

