

Our ref: JCG25579

20 Farringdon Street
London, EC4A 4AB
T +44 20 3691 0500

Date: 3 May 2022

Mr. Ewan Campbell
London Borough of Camden
Planning Department
2nd Floor, 5 Pancras Square
C/O Town Hall
Judd Street
London
WC1H 9JE

Dear Mr. Campbell,

**26-28 ELY PLACE, LONDON, EC1N 6TD
APPLICATION FOR FULL PLANNING PERMISSION AND LISTED BUILDING CONSENT FOR THE
INSTALLATION OF REPLACEMENT PLANT EQUIPMENT ON THE MANSARD ROOF AND FLAT ROOF
AT GROUND FLOOR
PLANNING PORTAL REFERENCE: PP-11231218**

We write on behalf of our client, CL Investments 2 Ltd, to submit an application for Full Planning Permission and Listed Building Consent for the installation of replacement plant equipment on the mansard roof and the flat roof at ground floor level at 26-28 Ely Place, London, EC1N 6TD.

The proposed development comprises:

“Installation of condenser units on the roof at ground floor level (x 2) and on the upper roof (x 9) and installation of 1 x replacement air handling unit on the upper roof”.

The proposed replacement plant equipment is required in association with the existing office use of the premises.

Site Context

26-28 Ely Place is a four storey plus basement building currently in office use which forms part of a terrace which is Grade II Listed and known as ‘Numbers 26-34 and attached Railings, 26-34 Ely Place’. The site also falls within the Hatton Garden Conservation Area and within a designated viewing corridor (London Panoramas - View 4A.1 Primrose Hill summit to St. Pauls Cathedral and View 2A.1 Parliament Hill’s summit to St. Pauls Cathedral).

There are a number of Listed Buildings surrounding the site including ‘Numbers 21 and 25 and Attached Railings’ which is Grade II Listed and the Grade II Listed St. Andrews House (Southwest Side) which is adjacent to the site.

Contents of Submission

This planning application is supported by the following documents:

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- Covering Letter (this document);
- Planning Application Form for Full Planning Permission and Listed Building Consent with Certificate A completed;
- CIL Additional Question Form;
- Planning and Design Statement, prepared by RPS, May 2022;
- Equipment Schedule, April 2022;
- Environmental Noise Survey and Plant Noise Assessment, prepared by Hans Tucker Associates, dated April 2022; and
- Historic Building Report, prepared by Donald Insall Associates, dated April 2022.

Drawings

- Site Location Plan (Ref. Rev A)
- Existing Elevations and Roof Plan (Ref. P10), prepared by Jones Hargreaves
- Proposed Elevations and Roof Plan (Ref. P11), prepared by Jones Hargreaves
- Acoustic Enclosure (Ref. 03 A), prepared by Noico
- Roof Acoustic Screen – Plan (Ref. 101 A), prepared by Noico
- Roof Acoustic Screen – 3D (Ref. 102 B), prepared by Noico
- Roof Level Air Services Layout (Ref. 6137 M-004 A01), prepared by Delta House

The application fee of £462 (+ £32.30 service charge) has been paid on the Planning Portal.

I trust that you will have all the information you require to register the application. If, in the interim, you should have any queries please do not hesitate to contact me or my colleague Natasha Coakley (natasha.coakley@rpsgroup.com) at this office.

Yours sincerely,
for RPS Consulting Services Ltd



Karen Jones
Senior Director
k.jones@rpsgroup.com
+44 20 3691 0500