

Application ref: 2022/3510/L
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RPS
20 Farringdon Street
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EC4A 4EN

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
26-28 Ely Place
London
EC1N 6TD

Proposal:

Installation of 2 condenser units on the roof at ground floor level and 9 on the upper roof and installation of 1 replacement air handling unit on the upper roof

Drawing Nos: 32107019 03 (Rev A), 101 (Rev A), 102 (Rev B), M-004 (A01), 20.402 P10 and P11, Site Location Plan, Planning and Design Statement (May 2022), Historic Building Report (April 2022), Environmental Noise Survey and Plant Noise Assessment Report (28878/PNA1-Rev9) (8/04/2022), Cover Letter (03/05/2022)

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

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: 32107019 03 (Rev A), 101 (Rev A), 102 (Rev B), M-

004 (A01), 20.402 P10 and P11, Site Location Plan, Planning and Design Statement (May 2022), Historic Building Report (April 2022), Environmental Noise Survey and Plant Noise Assessment Report (28878/PNA1-Rev9) (8/04/2022) and Cover Letter (03/05/2022)

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

Informative(s):

1 Reasons for granting consent-

26-28 Ely Place is a Grade II Listed building together with the terrace of Nos. 30-34. It is in the setting of Afsil House (Grade-II) 7, 8 and 9 Ely Place (Grade-II), 13 and 14 Ely Place (Grade-II), 21 and 25 Ely Place (Grade-II) and the Church of St. Etheldreda (Grade I).

The proposals seek to install two condenser units to the northern end of the flat roof of the lower ground floor extension, and nine condenser units and an air handling unit to the upper roof. There is existing plant on the roof and the proposed plant would replace this.

The existing roofscape of the lower ground floor rear extension is an area of low significance, and already incorporates two rows of rooflights and various pieces of plant equipment. The proposed condenser units would therefore be in a location which does not harmfully affect public views of the listed building or the setting of nearby listed buildings and is therefore considered acceptable.

On the main roof, the proposed condenser and air handling units are to be located in similar positioning to existing plant and will not be visible from street level. The existing plant is not considered to positively contribute to the character and appearance of the conservation area. However, the proposed scheme is in a broadly equivalent location to the existing plant and therefore given the nature of the site and the public visibility of the plant the negative impact would be minimal. Therefore the proposals preserve the special interest of the host listed building and setting of nearby ones.

Special attention has been paid to the desirability of preserving or enhancing the special interest and setting of listed buildings, under s.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

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

As such, the proposed development is in general accordance with policy 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 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.

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 positioned above the printed name and title.

Daniel Pope
Chief Planning Officer