

By Planning Portal

Mr Alex Kresovic
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29th March 2023

Dear Mr Kresovic,

252b-252c Grays Inn Road, WC1X 8JT - Application Ref: PP-12054541

On behalf of our client, Talon Estates Ltd, we hereby enclose an application for alterations to 252b-252c Grays Inn Road to add a small terrace to the rear of the building at first floor, and two small balconies to the rear as well, one at second floor and one at third floor.

Background

As you will be aware, planning permission was granted by the London Borough of Camden on 4th June 2019 for the following,

“Relocation of the main entrance and associated access stair lift, alterations to existing front and rear windows, remodelling of southern roof edge to accommodate new lift and WCs and addition of new lift shaft to rear, new plant equipment to rear ground floor level (removal of redundant equipment) and alterations to existing single storey rear extension”

Following on from the grant of this permission, development commenced on site earlier this year.

Summary of Changes

This application seeks to secure approval for a minor change, working within the parameters of the permitted scheme, to add a small terrace to the rear of the building at first floor and two small balconies to the rear as well, one at second floor and one at third floor. This would improve the quality of the space within the building, by giving future occupants better access to some outside space. As such, the description of development would be as follows,

“Alterations to the rear elevation to add a small terrace at first floor level and two small balconies, one at second floor level and one at third floor level”

Access to the terrace and balconies would be made by converting the existing full height openings from windows to doors. The terrace and balconies would also sit in line with the projecting wings on either end of the building. As such, the visual change of the proposal would be minimal.

As the Council will be aware, the rear of the building faces onto St Andrews Gardens, a public park. As such, no issues would be created due to overlooking from the proposed balconies and terrace, given it is public open space, and overlooked already from the existing windows of the building.

We consider that the proposed changes are acceptable and trust that the London Borough of Camden is able to accept this proposal and grant planning permission.

Accordingly, we hereby enclose copies of the following as part of this submission:

- 1) Application Forms and CIL Form
- 2) Application Drawings
- 3) Application Fee of £234 (plus £32.20 service charge)

We trust the enclosed application is in order, however, please do not hesitate to contact us should you have any queries.

Yours faithfully

Tim Gaskell

Tim Gaskell
CMA Planning

Enc. as above