

Application ref: 2023/0869/P
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Date: 19 April 2023

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

DP9
100 Pall Mall
London
SW1Y 5NQ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**200 Gray's Inn Road
London
WC1X 8XZ**

Proposal:

Erection of single storey roof extensions for ancillary office space with associated roof terrace and relocation of plant

Drawing Nos: GIR-BA-10-L00-D-A-0, dated 230224, Rev: P3 S4; GIR-BA-10-L00-DP-A-1, dated 230224, Rev: P2 S4; GIR-BA-20-ANW-DP-A-0, dated 230224, Rev: P3 S4; GIR-BA-20-E1-DP-A-0, dated 230224, Rev: P3 S4; GIR-BA-20-EE1-DP-A-0, dated 230224, Rev: P3 S4; GIR-BA-20-EN1-DP-A-0, dated 230224, Rev: P3 S4; GIR-BA-20-ES1-DP-A-0, dated 230224, Rev: P3 S4; GIR-BA-20-EW1-DP-A-0, dated 230224, Rev: P3 S4; GIR-BA-20-EW1xB1-DP-A-0, dated 230224, Rev: P3 S4; GIR-BA-20-RxT1-DP-A-0, dated 230224, Rev: P3 S4; GIR-BA-20-SS1-DP-A-0, dated 230224, Rev: P3 S4;

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

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:
GIR-BA-10-L00-D-A-0, dated 230224, Rev: P3 S4; GIR-BA-10-L00-DP-A-1, dated 230224, Rev: P2 S4; GIR-BA-20-ANW-DP-A-0, dated 230224, Rev: P3 S4; GIR-BA-20-E1-DP-A-0, dated 230224, Rev: P3 S4; GIR-BA-20-EE1-DP-A-0, dated 230224, Rev: P3 S4; GIR-BA-20-EN1-DP-A-0, dated 230224, Rev: P3 S4; GIR-BA-20-ES1-DP-A-0, dated 230224, Rev: P3 S4; GIR-BA-20-EW1-DP-A-0, dated 230224, Rev: P3 S4; GIR-BA-20-EW1xB1-DP-A-0, dated 230224, Rev: P3 S4; GIR-BA-20-RxT1-DP-A-0, dated 230224, Rev: P3 S4; GIR-BA-20-SS1-DP-A-0, dated 230224, Rev: P3 S4;

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 of the London Borough of Camden Local Plan 2017.

- 4 No development shall take place until full details of hard and soft landscaping and means of enclosure of the roof terrace hereby approved have been submitted to and approved by the local planning authority in writing. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policies A2, A3 and D1 of the London Borough of Camden Local Plan 2017.

- 5 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details by not later than the end of the planting season following completion of the development or any phase of the development, whichever is the sooner. Any trees or areas of planting (including trees existing at the outset of the development other than those indicated to be removed) which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies A2, A3 and D1 of the London Borough of Camden Local Plan 2017.

- 6 The roof terrace hereby approved shall be used as an outdoor amenity terrace

for the occupants of the host building only and between the hours of 07:00 and 20:00hrs Monday to Friday only.

Reason: To protect the amenities of neighbouring premises in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 7 No music shall be played on the premises in such a way as to be audible within any adjoining premises or on the adjoining highway.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 8 Prior to the commencement of works on site, details of the relocated and replacement plant and/or satellite equipment shall be submitted to the Local Planning Authority for approval in writing. Such details shall minimise the visual impact to neighbouring properties and streetscape, reduce the need for plant onsite, and capitalise on any such plant that can be replaced with modern energy-efficient and inaudible plant equipment.

Reason: To ensure that the development will not have an adverse effect on the character and amenity of the area in accordance with the requirements of policies D1 and A1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The proposal seeks permission for the erection of a single storey roof extension in the form of 2 pavilions with associated landscaped roof terrace and relocation of plant on an existing 10 storey office building. The main extension would be on the front elevation facing Grays Inn Rd, accessed by extending two lifts up to the roof, and will have a gross internal area of 340sqm and a height of 4.1m.

The proposed main single storey pavilion to provide a multi-function space would be located to the west, set back 1.75m from the building's main frontage to Grays Inn Road. The secondary pavilion to provide ancillary stores and toilets would be located to the north-east, set back 1.5m from the building's northern frontage to Coley Street. The proposal also seeks to introduce an open-air roof terrace along the western elevation directly adjacent to the main proposed pavilion. It is therefore considered that the proposed extensions would not result in any significant additional overshadowing, overlooking or overbearing impacts on the adjoining properties and thus their light, outlook and privacy would not be adversely affected.

The proposal would provide a multi-functional space that would be used by staff as an amenity space for the purposes of wellness activities and holding formal gatherings. To protect the amenity of nearby occupiers and neighbours, a condition will be placed on the decision notice which restricts the use of the

proposed open air terrace between the hours of 07:00am and 20:00pm Monday to Friday.

The proposed single storey roof extension would be constructed in prefabricated timber materials with floor to ceiling windows to optimise views of London and most notably, the Bloomsbury Conservation Area. The proposed roof structure has an overhanging canopy which would be vaguely visible from the street level from varying points along Grays Inn Road. It would not be especially noticeable approaching the site along this main road from the south, and visibility is likely to reduce in summer, when street trees lying just south of the site are in full leaf. Gray's Inn Road is a visually busy location and whilst the roof extensions can be seen in near- and middle-distance views along the street the variation in the existing skyline and architectural features means that the additional massing proposed here does not necessarily stand out as obtrusive.

It is therefore considered the proposal would have a low visual impact on the surrounding area and would in fact enhance the site due to the removal and rationalisation of the existing cluster of plant on the roof. Overall, the proposal would preserve and enhance the character and appearance of the host building, streetscene and surrounding conservation area.

Local Plan Policy H2 seeks to secure the inclusion of self-contained homes as part of a mix of uses in non-residential developments. The policy states that within the Central London Area, where development involves additional commercial floorspace of more than 200 sqm (GIA), Camden will require 50% of all additional floorspace to be self-contained housing. The proposal will serve as ancillary office floorspace for existing and future tenants. Although the GIA of the proposal would trigger the requirements of Policy H2, the majority of the proposed GIA will consist of internal storage space, circulation space and WC facilities, with the total NIA extending to just 131sqm, which is well below the threshold of Policy H2. It is therefore considered that the requirements of Policy H2 should not be applicable in this case.

The proposal will result in a net reduction in rooftop plant equipment. Nevertheless, a planning condition will be placed on the decision notice to secure the exact location of replacement/relocated plant equipment to ensure that the development will not have an adverse effect on the streetscape and neighbouring properties in terms of amenity.

- 2 In terms of landscaping within the open-air roof terrace along the western elevation, a condition has been placed on the decision notice to ensure a satisfactory level of visual amenity and biodiversity onsite.

There are no transport implications and no need for any transport-related conditions or obligations such as a CMP.

No objections were received and 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 policies E1, E2, A1, A2, A3, A4, D1, CC1, CC2, CC4 and TC4 of the London Borough of

Camden Local Plan 2017. The development would also accord with the National Planning Policy Framework 2021 and the London Plan 2021.

- 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.

- 5 Thames Water advises that there are water mains crossing or close to your development. Thames Water do NOT permit the building over or construction within 3m of water mains. If you're planning significant works near our mains (within 3m) we'll need to check that your development doesn't reduce capacity, limit repair or maintenance activities during and after construction, or inhibit the services we provide in any other way. The applicant is advised to read our guide working near or diverting our pipes.
<https://www.thameswater.co.uk/developers/larger-scale-developments/planningyour-development/working-near-our-pipes>

If you are planning on using mains water for construction purposes, it's important you let Thames Water know before you start using it, to avoid potential fines for improper usage. More information and how to apply can be found online at thameswater.co.uk/buildingwater.

On the basis of information provided, Thames Water would advise that with regard to water network and water treatment infrastructure capacity, we would not have any objection to the above planning application. Thames Water recommends the following informative be attached to this planning permission. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

- 6 Thames Water would advise that if the developer follows the sequential approach to the disposal of surface water we would have no objection. Management of surface water from new developments should follow Policy SI 13 Sustainable drainage of the London Plan 2021. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. Should you require further information please refer to our website. <https://www.thameswater.co.uk/developers/larger-scaleddevelopments/planning-your-development/working-near-our-pipes>

We would expect the developer to demonstrate what measures will be undertaken to minimise groundwater discharges into the public sewer. Groundwater discharges typically result from construction site dewatering, deep excavations, basement infiltration, borehole installation, testing and site remediation. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. Should the Local Planning Authority be minded to approve the planning application, Thames Water would like the following informative attached to the planning permission:

A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing trade.effluent@thameswater.co.uk . Application forms should be completed on line via www.thameswater.co.uk. Please refer to the Wholesale; Business customers; Groundwater discharges section.

- 7 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).

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:

<https://www.gov.uk/appeal-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name.

Daniel Pope
Chief Planning Officer