

Application ref: 2022/3721/P
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Date: 24 May 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

Tplanninglive
217 Wood Green
London
N17 6AA

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

243 1st Floor
Gray's Inn Road
London
Camden
WC1X 8RB

Proposal:

Change of use of first floor from solicitor's office to residential, new rear terrace and replacement of window with door on rear elevation.

Drawing Nos: Gra/22/P/01, Gra/22/P/02, Gra/22/P/03.

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 The development hereby permitted shall be carried out in accordance with the following approved plans: Gra/22/P/01, Gra/22/P/02, Gra/22/P/03.

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 and D2 of the London Borough of Camden Local Plan 2017.

- 4 The development shall incorporate sound insulation from external environmental noise of such a standard that it will promote internal noise levels of no more than 35dB LAeq 16 hrs daytime and of more than 30dB LAeq 8 hrs in bedrooms at night.

Reason To safeguard the amenities of future occupiers in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 5 Before the development commences, details of secure and covered cycle storage area for 2 cycles 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 Reasons for granting permission.

The proposals are for the conversion of the existing solicitor's office space (class E) at first floor into a two bed dwelling (Class C3) and associated alterations including the addition of an external terrace and the provision of cycle storage spaces on the ground floor. Although the first floor is underused and the space is no longer needed for client meetings the ground floor will remain in use as a solicitor's office (class E).

Policy E2 of the Local Plan seeks to resist the development of business premises to non-business use unless it is demonstrated to the Council's satisfaction that the site is no longer suitable for its existing business use and that the possibility of retaining the site for similar or alternative business uses has been fully explored. Although new use classes have since been employed, this policy was intended to relate to properties specifically defined as being part of use class B, whereas the ground and first floor of the property in question were established within use class A2 for a substantial amount of time. This is evident from the way in which the business advertises itself to passing trade through signage. For this reason, and in conjunction with the

retention of the ground floor as the solicitor's office which will maintain a commercial ground floor frontage, the provision of 2 years of market and use viability evidence is not considered necessary.

The proposals would provide a new two bedroom unit. The dwelling would measure approximately 70sqm (GIA) which complies with the required standard for a 2 bedroom/3 person dwelling, and its bedrooms would meet the nationally described space standards. 2-bed units are identified by policy H6 as a high priority dwelling size. The building benefits from good access to daylight and natural ventilation, an outside terrace space and would therefore provide a good standard of accommodation. The upper floors of the property are already in residential use at this site.

Although the proposed drawings shows three spaces for cycle parking, this is a semi-vertical system which the council discourages, instead 2 cycle spaces of horizontal bike storage will be provided and secured by condition, for which there is ample space. The development would also be car-free as secured by S106 Legal Agreement.

The works include the alteration of an existing window to the rear which will be replaced with a door to provide access to the terrace. As the permission would not include any external alterations to the public facing facades, the development would not impact the appearance of the property from the public realm or the character of the wider conservation area. For this reason the development is considered to preserve the character and appearance of the Bloomsbury Conservation Area.

In terms of amenity, the external terrace does not result in overlooking to any surrounding habitable windows. The development is not considered to cause any negative impact on the condition and safety of the local transport network.

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 Area) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

No objections were received prior to the determination of this application. 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 A1, T1, T2, D1, D2, E2, H1, H6 and H7 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

- 2 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).

- 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 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 5 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.

- 6 This proposal may be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL. Both CILs are collected by Camden Council after a liable scheme has started, and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement. We issue formal CIL liability notices setting out how much you may have to pay once a liable party has been established. CIL payments will be subject to indexation in line with construction costs index. You can visit our planning website at www.camden.gov.uk/cil for more information, including guidance on your liability, charges, how to pay and who to contact for more advice. Camden adopted new CIL rates in October 2020 which can be viewed at the above link.
- 7 You are reminded of the need to provide adequate space for internal and external storage for waste and recyclables. For further information contact Council's Environment Services (Waste) on 020 7974 6914/5 or see the website <http://www.camden.gov.uk/ccm/content/environment/waste-and-recycling/twocolumn/new-recycling-rubbish-and-reuse-guide.en>.


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 centered on a light grey rectangular background.

Daniel Pope
Chief Planning Officer