

Application ref: 2021/6143/P  
Contact: Enya Fogarty  
Tel: 020 7974 8964  
Email: [Enya.Fogarty@camden.gov.uk](mailto:Enya.Fogarty@camden.gov.uk)  
Date: 17 May 2024

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Bowen Architects Ltd  
Lodge Farm Barns  
Skendleby  
Spilsby  
PE23 4QF

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted Subject to a Section 106 Legal Agreement**

Address:

**52 Gray's Inn Road  
London  
WC1X 8LT**

Proposal:

Erection of front infill roof extension at 5th floor level and mansard roof extension at 6th floor level with rear roof terrace and front rooflights, to create a 1 bed flat and 2 bed maisonette.

Drawing Nos: 1929 - OS.01; 1929 - EX.01; 1929 - EX.02; 1929 - EX.03; 1929 - EX.04;  
1929 - EX.05; 1929 - EX.06; 1929 - EX.07; 1929 - EX.08; 1929 - EX.09; 1929 - EX.10;  
1929 - EX.11; 1929 - PP.01; 1929 - PP.02; 1929 - PP.03; 1929 - PP.04; 1929 - PP.05;  
1929 - PP.06 Rev A; 1929 - PP.07 Rev B; 1929 - PP.08 Rev B; 1929 - PP.09 Rev A;  
1929 - PP.10; 1929 - PP.11; 1929 - PP.12;

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-  
1929 - OS.01; 1929 - EX.01; 1929 - EX.02; 1929 - EX.03; 1929 - EX.04; 1929 - EX.05; 1929 - EX.06; 1929 - EX.07; 1929 - EX.08; 1929 - EX.09; 1929 - EX.10; 1929 - EX.11; 1929 - PP.01; 1929 - PP.02; 1929 - PP.03; 1929 - PP.04; 1929 - PP.05; 1929 - PP.06 Rev A; 1929 - PP.07 Rev B; 1929 - PP.08 Rev B; 1929 - PP.09 Rev A; 1929 - PP.10; 1929 - PP.11; 1929 - PP.12;

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 a Construction Method Statement has been submitted to, and approved in writing by the local planning authority. The Statement shall provide for:

- i) the parking of vehicles of site operatives and visitors;
- ii) loading and unloading of plant and materials;
- iii) storage of plant and materials used in constructing the development;
- iv) measures to control the emission of dust and dirt during construction;
- v) delivery, demolition and construction working hours.

The approved Construction Method Statement shall be adhered to throughout the construction period for the development.

Reason: To safeguard the immediate area in accordance with the requirements of policy T4 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission-

The site is locally listed as part of a row of locally listed terraced buildings (nos. 38-54). Although not located within a conservation area, the site lies opposite listed buildings within a conservation area. The proposal includes the erection of front infill roof extension at 5th floor level and mansard roof extension at 6th floor level with rear roof terrace and front rooflights, to create 2 new flats.

The proposal was revised following officer concerns with the quality of the accommodation. It should be noted that a similar scheme in design terms was granted on appeal on 18.11.21 ref 2020/3884/P for 'Erection of front infill roof extension at 5th floor level and mansard roof extension at 6th floor level with rear roof terrace and front rooflights, to enlarge existing 5th floor flat.' Circumstances have not materially changed since that decision in terms of site context or local plan policy.

The proposal would result in the creation of a 1 bed flat and 2 bed flat. The 2 bed flat would meet the Council's dwelling size priorities as set out in policy H7. The 1 bed flat, although low priority, is considered acceptable. The proposed residential floor area of the 1 bed flat is 50sqm and that of the 2 bed flat is 88 sqm, which would both exceed the minimum size standards. It is noted that proposed 1 bed flat would not have access to any private outdoor amenity space. However it is considered that the proposed units would have sufficient floorspace, an adequate layout and acceptable access to natural light and ventilation and as a result would provide a good standard of habitable accommodation.

The design and bulk of the roof extension including the rear roof terrace and front rooflights has not changed since planning permission ref 2020/3884/P. It matches the height of the adjoining property at no.60 and continues upwards the front roofslope angle. The extension will not be readily visible from the streetscene due to the angles of vision. Therefore the proposal is considered acceptable in design and bulk. It would not harm the character and appearance of the host building and adjoining locally listed ones nor the streetscene and adjoining conservation area.

In regards to amenity, the proposed terrace would measure 0.7m in depth and would be the full width of the property. It is considered that the terrace would not cause undue harm to the residential amenities of nearby neighbouring properties by way of overlooking. Views into the rear neighbouring property's windows (Courtfield House) would be at an obscure angle and the distance to nearest opposite rooms of St Albans Primary School would be approximately 20m, which is judged to be sufficient to not result in harmful overlooking.

In addition, due to its scale and location, the proposal would not unduly impact on occupiers of surrounding units in terms of daylight, sunlight or outlook.

Due to the location of the site, a Construction Management Plan (CMP) would usually be considered necessary to manage the impacts of the development, as well as an associated Implementation Support Contribution of £3,920 and Construction Impact Bond of £7,500. However, as this site was the subject of a recent appeal for a very similar application, the decision is a material planning consideration. The Inspector noted that they thought the development was relatively minor and the impact from the construction phase can be dealt with by way of imposing a planning condition. Therefore, the same planning condition for a Construction Method Statement is carried across to this application. As a result the proposal is considered to comply with policy A1 and T4 of the Camden Local Plan.

- 2 All residential redevelopments are required to be car-free in accordance with Policy T2 of the Local Plan. A legal agreement is therefore needed to ensure that future occupiers are prevented from obtaining on-street parking permits. Furthermore, to comply with the Council's policies for sustainable transport and mitigating against climate change, the proposal is required to provide 4 long-stay cycle parking spaces for the 2 new flats. Given the site constraints with no space for cycle racks onsite, a financial contribution of £2800 will need to be made for 4 Bike Hangar spaces on the highway. Accordingly a S106 legal agreement will be needed for the various financial contributions.

The proposal is considered to preserve the character and appearance of the nearby conservation area and setting of listed buildings. Special attention has been paid to the desirability of preserving the setting of nearby listed buildings and of preserving or enhancing the character or appearance of the Conservation Area, under s.66 and 72 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. One comment was received from the CAAC stating that the roof extension would be not visible from any vantage points. 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, H1, H4, H6, H7, T1, T2, T4, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with policies of the London Plan 2021 and of the National Planning Policy Framework 2023.

- 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](http://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 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).
- 6 Your attention is drawn to the fact that there is a separate legal agreement with

the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.

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 written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer