

Application ref: 2024/4898/P  
Contact: Daren Zuk  
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Date: 26 March 2025

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE  
Phone: 020 7974 4444

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Rolfe Judd Planning  
Old Church Court  
Claylands Road  
London  
SW8 1NZ

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

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

Address:  
**289 Gray's Inn Road**  
**London**  
**WC1X 8QH**

#### **Proposal:**

Change of use of basement and ground floor levels from laundrette (Sui Generis) to commercial (Class E); erection of three-storey rear extension at ground to second floor levels; erection of replacement mansard roof extension; provision of flexible residential use (Class C3/C4) at first to third floor levels; associated exterior alterations including new shopfront.

#### **Drawing Nos: Existing:**

A-010-P1, A-100-P3, A-101-P3, A-102-P3, A-103-P3, A-104-P3, A-105-P1, A-110-P2, A-112-P2, A-113-P2, A-114-P2, A-300-P3, A-301-P3, A-302-P3,

#### **Proposed (Flat Option):**

A-200-P4, A-201-P4, A-202-P4, A-203-P4, A-204-P4, A-205-P1, A-400-P2, A-401-P3, A-402-P3

#### **Proposed (HMO Option):**

A-210-P1, A-211-P1, A-212-P1, A-213-P1, A-214-P1, A-215-P1, A-410-P1, A-411-P1, A-412-P1

#### **Documents:**

Planning Statement (prepared by Rolfe Judd Planning, dated 4 November 2024), Air Quality Assessment (prepared by The PES Ltd., dated 25 October 2024),

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:

Existing:

A-010-P1, A-100-P3, A-101-P3, A-102-P3, A-103-P3, A-104-P3, A-105-P1, A-110-P2, A-112-P2, A-113-P2, A-114-P2, A-300-P3, A-301-P3, A-302-P3

Proposed (Flat Option):

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Proposed (HMO Option):

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Documents:

Planning Statement (prepared by Rolfe Judd Planning, dated 4 November 2024), Air Quality Assessment (prepared by The PES Ltd., dated 25 October 2024), Environmental Noise Survey and Noise Impact Assessment Report (prepared by Hann Tucker Associated, dated 30 October 2024)

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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

a) Details (at a scale of no less than 1:20) of the replacement and new

windows (including jambs, head and cill) on the front and rear elevations

b) Details (at a scale of no less than 1:20) of the front and rear dormers

c) Details (at a scale of no less than 1:50) of the new shopfront

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 5 The use of the roof as a terrace shall not commence until the screen, as shown on the approved drawings, has been constructed. The screen shall be permanently retained thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policies A1 and D1 of the London Borough of Camden Local Plan 2017.

- 6 Before the development commences, details of the location, design and method of waste storage and removal including recycled materials, shall be submitted to and approved by the local planning authority in writing. The facility as approved shall be provided prior to the first occupation of any of the new units and permanently retained thereafter.

Reason: To ensure that sufficient provision for the storage and collection of waste has been made in accordance with the requirements of policies CC5, A1, and A4 of the London Borough of Camden Local Plan 2017.

- 7 The development hereby approved shall achieve a maximum internal water use of 110litres/person/day. The dwelling/s shall not be occupied until the Building Regulation optional requirement has been complied with.

Reason: To ensure the development contributes to minimising the need for further water infrastructure in an area of water stress in accordance with Policies CC1, CC2, CC3 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

Policy C2 of the Local Plan seeks to safeguard against the loss of viable community facilities which refers to a wide range of social infrastructure that provides a service to the local community which includes laundrettes. CPG 'Community Uses, Leisure Facilities and Pubs' outlines that where there is a loss of a laundrette proposed, the Council will ensure that the impact on local residents is assessed, in particular the effect of the reduction in laundrette facilities on the community.

In this specific instance, the loss of the laundrette facility can be supported due to multiple factors including:

- a. That the facility has not been in operation for at least two years with the site currently sitting vacant;
- b. The former facility primarily served as a dry-cleaning business, not the typical coin operated laundrette that is protected by Policy C2 and the CPG;
- c. The location of the facility along a major road serving a larger commercial area and not a specific neighbourhood or housing estate where its loss would have a greater impact on local residents;
- d. The provision of other laundrette facilities within walking distance; and
- e. That the facility will be replaced with a commercial unit (Class E).

Policies E1 and E2 both aim to ensure that the Council supports development that retains existing employment sites and provides a range of different sizes of employment space within the borough. It should be noted that this proposal does not propose the removal of any employment space, and the change of use to Class E would not undermine the availability of jobs, particularly as the site is currently vacant.

As stated above, the proposed change of use would not result in any removal or addition of employment space but is merely a change of use. Therefore, there would not necessarily be any loss of jobs or employment opportunities as a result of the proposed use, particularly as the laundrette use has already ceased and the former provider stopped operating. The proposal would therefore be in accordance with Policies E1 and E2.

A flexible residential use option is proposed on the upper levels, with provision of either two self-contained flats (1x studio and 1x two-bedroom under existing use Class C3) or a five-bedroom HMO (use Class C4).

Policy H3 outlines that the Council will resist development that would involve the net loss of two or more homes unless they enable sub-standard units to be enlarged to meet residential space standards. All four of the existing self-contained flats currently do not meet residential space standards for one-person, one-bedroom studios. Therefore, the conversion of the existing four self-contained flats which will result in the net loss of two residential units, is considered acceptable and in compliance with Policy H3 given that the existing units are substandard and do not meet minimum national space standards.

As stated above, the provision of Class C3 residential self-contained housing on the site is supported, with the application proposing a more flexible approach. Flexible options for uses can be important in delivering viable and sustainable uses within developments, allowing a period of flexibility. Permission for a flexible use allows a landowner to implement a range of options for the first use, improving chances of finding tenants and minimising the chances of vacancy. Flexibility is provided by the Town and Country Planning (General Permitted Development) Order 2015. Class V of Part 3 of the Order allows changes between the permitted uses (in this case Class C3 self-contained housing and Class C4 HMO shared housing) for a period of ten years after the grant of planning permission, subject to any relevant conditions on the permission.

## 2 Reasons for granting permission con't.

An informative has been added to advise the applicant that if implemented, the alternative use permission gives flexibility of use for 10 years from the date of the permission. After 10 years the lawful use would revert to whichever of the uses is taking place at the time.

The proposal includes the flexible provision of 1x studio and 1x two-bedroom self-contained residential units. The studio unit is regarded as a low priority, while the two-bedroom unit is regarded as a high priority. On balance, the proposed unit mix is considered acceptable and compliant with policy H7.

The proposal also includes the flexible provision of a 5-bedroom HMO, located at first to third floor levels. HMO developments are supported provided they do not involve the loss of two or more self-contained homes, comply with relevant standards for HMOs, and do not create a harmful concentration of such a use in the local area or cause harm to nearby residential amenity. In this regard, the proposed HMO is considered acceptable and compliant with policy H10.

The site currently comprises 70sqm of residential floorspace on the first, second, and loft levels. The current proposal includes an uplift of 44sqm of residential floor area, being below the threshold to provide an affordable housing contribution in line with policy H4.

The proposal includes the provision of two self-contained residential units with a mix of 1x studio and 1x two-bedroom units. Both units meet the minimum GIA for their respective unit types, as outlined in the national technical housing standards.

The proposal includes the provision of a 5-bedroom HMO. In accordance with policy H10, the HMO would comply with the relevant Camden standards for HMO accommodation with all five bedrooms being larger than 11sqm, which is sufficient given the lack of shared living space. Each of the five bedrooms would feature their own bathroom. The kitchen would have a size of 8.2sqm which is acceptable.

Both units would be dual aspect, facing both east and west, and would be provided with suitable levels of accommodation including daylight/sunlight, outlook, GIA, and efficient internal layouts. Only the studio unit is provided with private outdoor amenity area at the rear, which given the central London location and constraints of the site, is considered acceptable in this instance. In the HMO option, all five bedrooms would be provided with two openable windows, with Bedroom One having access to a private rear terrace. All five bedrooms are considered to be provided with suitable levels of daylight/sunlight, outlook, and efficient internal layouts.

The proposal includes the erection of a three-storey rear extension at the rear, from ground to second floor levels. At the ground floor, the existing rear garden is to be fully infilled to create an enlarged commercial unit. Most buildings along this side of Gray's Inn Road have infilled their rear gardens, thus the principle of the extension at this level is accepted.

The principle of an extension at first and second floor levels is also considered acceptable as many neighbouring properties have highly altered rear elevations. Although the extension is full width, in this specific context it is considered to be of an appropriate size and scale to read as subservient to the host building, being set down from the rear parapet. The extension would be finished in matching London stock brick and timber framed windows and doors to match the historic character of the host building.

It is considered that given the lack of visibility of the extension from any public views, the rear extension will not have a material impact on the character or setting of the wider Kings Cross St Pancras Conservation Area.

### 3 Reasons for granting permission con't.

The existing loft level is not original and of poor quality, thus its loss and replacement with a new mansard roof is acceptable in principle. The new mansard roof is considered to be acceptable in scale, height, materiality, and design, and is similar to neighbouring approved mansard roof extensions. The four dormers (two at front and two at rear) would align with the fenestration on the lower levels and feature timber framed windows to match the historic character of the host building. The submitted drawings indicate the mansard roof would be finished with hanging slate tiles, and feature dormers with lead coping and cheeks, resulting in a cohesive and matching design to the historic host building, as well as enhancing the character and setting of the wider Conservation Area.

A new timber framed shopfront is proposed, which will be finished with historic detailing, glazed residential and commercial external doors with fanlight, stall riser, and traditional style box awning and fascia. The new shopfront will be similar in design to neighbouring properties, and will enhance the historic character of the host building and wider street scene.

Details of all new front and rear windows, external doors, front and rear dormers, and new shopfront will be secured by condition to ensure the materials are of a suitable quality and design to safeguard the appearance of the premises and the wider Conservation Area.

Overall, the extensions and external alterations to the property are considered acceptable on design grounds and will not cause harm to the host building or that of the Kings Cross St Pancras Conservation Area.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Kings Cross St Pancras Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulations Reform Act 2013.

Given the existing mix of adjacent uses (commercial and residential), it is not anticipated the change of use from Sui Generis to commercial nor the rear extension/mansard roof to provide expanded residential units would give rise to any amenity impacts with regards to loss of light, outlook, privacy, or noise. The outdoor amenity area at first floor level has sensitively sited to ensure there are

no direct views into habitable rooms of any neighbouring residential dwelling.

The property is located in an area of poor air quality. An Air Quality Assessment has been provided demonstrating that the proposal would be air quality neutral. Although the proposal includes the use of electric heating, the use of air source heat pumps (ASHP) is not feasible due to space and noise constraints. The Council's Sustainability Officer has reviewed the proposals and raised no concerns. On this basis, the proposal is compliant with policies CC1, CC2, and CC4 of the Local Plan.

In line with Policy T1, cycle parking at developments shall be provided in accordance with the London Plan standards. The commercial unit would yield a requirement for 1 long stay cycle parking space. For residential uses, the requirement is for 1 space per 1 bedroom 1 person unit/HMO room and 2 spaces per 2-bedroom unit. This would give a requirement for 3-5 spaces. No cycle parking is shown on the submitted plans; however, given the limited amount of space available at ground floor, it is acknowledged that it is not practical to accommodate cycle parking on site. Therefore, it is considered appropriate to secure a S.106 cycle parking contribution (£4,320) for the provision of off-site (on-street) cycle parking facilities (6 spaces in the form of a bike hangar to be provided in the vicinity of the site.

#### 4 Reasons for granting permission con't.

In line with Policy T2, both residential units/all 5 HMO rooms should be secured as Residents parking permit (car) free by means of a S.106 Agreement. This will prevent the future occupants from adding to existing on-street parking pressures, traffic congestion and air pollution, whilst encouraging the use of more sustainable modes of transport such as walking, cycling and public transport.

Given the location of the site on Gray's Inn Road, which is a busy Red Route, and the extent of construction works proposed, it is recommended that the proposed development be subject to a Construction Management Plan and associated Implementation Support Contribution of £4,194 and Impact Bond of £8,000, to be secured by means of a S.106 Agreement. This will help ensure that the proposed development is carried out without unduly impacting neighbouring amenity, or the safe and efficient operation of the local highway network, in line with Policies A1 and T4.

No details of refuse and recycling storage have been provided for the proposed commercial or residential uses on the site. Details of suitable refuse and recycling storage will be secured by condition.

No comments or objections were received following statutory consultation. The site's planning history has been taken into account when making this decision.

As such, the proposed development is in general accordance with policies G1, H1, H4, H6, H7, H10, A1, A3, A4, D1, D2, D3, E1, E2, T1, T2, T4, CC1, CC2, CC4, CC5 and DM1 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2023.

- 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 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.
- 7 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.
- 8 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.

- 9 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.
- 10 You are advised that Section 44 of the Deregulation Act 2015 [which amended the Greater London Council (General Powers) Act 1973]] only permits short term letting of residential premises in London for up to 90 days per calendar year. The person who provides the accommodation must be liable for council tax in respect of the premises, ensuring that the relaxation applies to residential, and not commercial, premises.



- 11 You are advised that if implemented, the alternative use permission hereby granted gives flexibility of use for 10 years from the date of this permission. After 10 years the lawful use would revert to whichever of the uses is taking place at the time.
- 12 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](http://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.
- 13 Biodiversity Net Gain (BNG) Informative (1/2):

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 ("1990 Act") is that planning permission granted in England is subject to the condition ("the biodiversity gain condition") that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The local planning authority (LPA) that would approve any Biodiversity Gain Plan (BGP) (if required) is London Borough of Camden.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are summarised below, but you should check the legislation yourself and ensure you meet the statutory requirements.

Based on the information provided, this will not require the approval of a BGP before development is begun because it is below the de minimis threshold (because it does not impact an onsite priority habitat AND impacts less than 25 square metres of onsite habitat with biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat).

++ Summary of transitional arrangements and exemptions for biodiversity gain condition

The following are provided for information and may not apply to this permission:

1. The planning application was made before 12 February 2024.
2. The planning permission is retrospective.
3. The planning permission was granted under section 73 of the Town and Country Planning Act 1990 and the original (parent) planning permission was made or granted before 12 February 2024.

4. The permission is exempt because of one or more of the reasons below:
- It is not “major development” and the application was made or granted before 2 April 2024, or planning permission is granted under section 73 and the original (parent) permission was made or granted before 2 April 2024.
  - It is below the de minimis threshold (because it does not impact an onsite priority habitat AND impacts less than 25 square metres of onsite habitat with biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat).
  - The application is a Householder Application.
  - It is for development of a “Biodiversity Gain Site”.
  - It is Self and Custom Build Development (for no more than 9 dwellings on a site no larger than 0.5 hectares and consists exclusively of dwellings which are Self-Build or Custom Housebuilding).
  - It forms part of, or is ancillary to, the high-speed railway transport network (High Speed 2).

14 Biodiversity Net Gain (BNG) Informative (2/2):

+ Irreplaceable habitat:

If the onsite habitat includes Irreplaceable Habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements. In addition to information about minimising adverse impacts on the habitat, the BGP must include information on compensation for any impact on the biodiversity of the irreplaceable habitat. The LPA can only approve a BGP if satisfied that the impact on the irreplaceable habitat is minimised and appropriate arrangements have been made for compensating for any impact which do not include the use of biodiversity credits.

++ The effect of section 73(2D) of the Town and Country Planning Act 1990

If planning permission is granted under section 73, and a BGP was approved in relation to the previous planning permission (“the earlier BGP”), the earlier BGP may be regarded as approved for the purpose of discharging the biodiversity gain condition on this permission. It will be regarded as approved if the conditions attached (and so the permission granted) do not affect both the post-development value of the onsite habitat and any arrangements made to compensate irreplaceable habitat as specified in the earlier BGP.

++ Phased development

In the case of phased development, the BGP will be required to be submitted to and approved by the LPA before development can begin (the overall plan), and before each phase of development can begin (phase plans). The modifications in respect of the biodiversity gain condition in phased development are set out in Part 2 of the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024.

15 You are reminded of the need to apply to the Council for a registered HMO license prior to first occupation of the development.

- 16 You are reminded that Use Class C4 (houses in multiple occupation) refers to the use of a dwellinghouse by no more than six residents.
- 17 You are reminded that installation of plant facilities, such as air source heat pumps, at the property will require full planning permission.

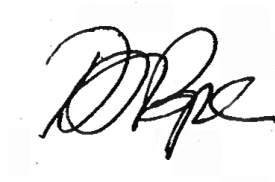
In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

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