

Application ref: 2023/3491/P
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Date: 16 October 2023

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

Phone: 020 7974 4444

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Bell Cornwell LLP
Unit 501
The Print Rooms
164-180 Union Street
London
SE1 0LH

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
339 Gray's Inn Road
London
WC1X 8PX

Proposal:
Change of use of first, second, and third floors from restaurant (Class E) to hotel accommodation (Class C1). Alterations to existing shopfront.

Drawing Nos: N2312/00/01, N2312/00/02, N2312/00/03, N2312/00/04, N2312/01/01, N2312/01/02, N2312/01/03, N2312/01/04, Hotel Operational Management Statement, Covering Letter and Planning Statement, Design and Access Statement

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:

N2312/00/01, N2312/00/02, N2312/00/03, N2312/00/04, N2312/01/01, N2312/01/02, N2312/01/03, N2312/01/04, Hotel Operational Management Statement, Covering Letter and Planning Statement, Design and Access Statement

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.

Informative(s):

- 1 Reasons for granting permission.

The site comprises a four-storey (plus basement) mid terrace building with a restaurant (Class E) located on the ground and first floors. The other floors are in Class E use as ancillary to the restaurant, such as for storage and employee break rooms. The proposal includes reconfiguration of the restaurant to be located on the basement and ground floors, while the first to third floors would be converted into hotel accommodation (Class C1).

The loss of Class E floor space from first to third floors is considered acceptable. In its current form, there is limited potential for any business use to successfully operate due to the internal constraints within the building, including the absence of a separate street level entrance to the upper floors, the severely constrained interior floorplan, small interior floorplates, and lack of lift access to the upper floors. The submitted documents also indicate that the upper floors are no longer required by the ground floor restaurant for ancillary storage or employee break rooms. Given that the first to third floors are unlikely to be suitable for continuation as Class E commercial space, the loss is acceptable subject to a suitable use being proposed.

Policy E3 supports the development of tourism and visitor accommodation, specifically in Central London growth areas like King's Cross. The policy requires that visitor accommodation be easily reached by public transport, provide any necessary pickup and set down points for guests arriving by vehicle, not harm the balance and mix of uses in the area, and not lead to a loss of permanent residential accommodation. The proposed hotel is considered to comply with all the above noted criteria, as it is located within short walking distance to King's Cross / St Pancras Stations, the existing restaurant use at ground floor level will be retained, and the change of use does not involve any existing Class C3 residential uses. The proposal does not include provision for pickup and set down points for vehicles; however, given the small scale of the hotel (nine rooms) and its close proximity to King's Cross

/ St Pancras Stations, the provision of pickup and set down points is not considered necessary in this instance.

The site lies in a Local Plan Frontage in the King's Cross Area where policies TC2 and TC4 apply. Policy TC4 policies seek to protect the retail character, function, vitality, and viability of the centre and ensure that new uses do not harm the amenity of the centres of neighbouring occupants. Policy TC2 seeks to promote successful and vibrant centres throughout the borough to serve the needs of residents, workers, and visitors. As the upper floors of the restaurant were used as ancillary space to the restaurant, which will remain on the ground floor with an active frontage, there is no concern that the proposed hotel use would have an adverse effect on the town centre or commercial frontage along Gray's Inn Road. Further, the hotel use is considered a complementary and appropriate use within the immediate area. Therefore, the proposed change of use would uphold the character, function, vitality, and viability of the town centre and is considered acceptable.

- 2 Exterior alterations to the property to facilitate the hotel are limited to reconfiguration of the shopfront to allow for separate level access to the upper floors. The proposed shopfront will be removed and reconstructed in a matching style and materiality, including timber framed windows, doors, and stall risers. Any new signage would need to be consented under a separate advertisement consent application. This is considered acceptable and will not negatively affect the character and setting of the host building nor the wider conservation area, therefore complying with policies D1, D2, and D3.

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

The site is located in the Central London Area where there are multiple day and night and weekend commercial uses. The change of the first to third floors to hotel use would not result in any more significant noise or disturbance for surrounding occupiers. As such, the proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers in terms of noise or disturbance. Similarly, there are limited external alterations, meaning neighbouring daylight/sunlight, outlook, or privacy would not be harmed.

The Hotel Operational Management Statement notes that refuse will be stored on site prior to being moved to the kerb for collection multiple times a week. Given the small scale of the hotel, this is considered acceptable and a condition to secure on site refuse storage is not necessary.

The proposal was reviewed by the Transport Officer who confirmed that given the proposed changes are relatively minor in scale, a CMP would not be required.

No objections have been received prior to making this decision. 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, D1, D2, D3, E3, TC2 and TC4 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2023.

- 3 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).
- 4 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.
- 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.

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