

Peter Bovill
Montagu Evans LLP
6-12 Clarges Street
LONDON
W1J 8HBApplication Ref: **2012/1670/P**
Please ask for: **Gideon Whittingham**
Telephone: 020 7974 **5180**

1 November 2012

Dear Sir/Madam

DECISIONTown and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) Order 2010
Town and Country Planning (Applications) Regulations 1988**Full Planning Permission Granted Subject to a Section 106 Legal Agreement**

Address:

**39 - 41 Gray's Inn Road
LONDON
WC1X 8PR**

Proposal:

Erection of a fourth floor mansard extension to create 2 x two bedroom self contained flats (Class C3); erection of a 3 storey rear extension from first to fourth floor level to convert 4 x one bedroom and 1 x three bedroom self contained flats into 6 x two bedroom self contained flats (Class C3) and associated alterations to front elevation.

Drawing Nos: Site location Plan (0000 Rev A); 0001 Rev B; 0002 Rev B; 0003 Rev B; 0004 Rev B; 0005 Rev B; 0006 Rev B; 0007 Rev C; 0008 Rev C; 0009 Rev C; 0032 Rev A; 0011 Rev B; 0012 Rev B; 0013 Rev E; 0014 Rev E; 0015 Rev E; 0016 Rev E; 0017 Rev D; 0018 Rev F; 0019 Rev E; 0020 Rev F; 0021 Rev D; 0022 Rev D; 0023 Rev D; 0024 Rev D; 0025 Rev D; 0026 Rev C; 0027 Rev E; 0029 Rev D; 0030 Rev D; 0031 Rev A; Daylight and sunlight report prepared by GIA on 19/03/2012 (Ref 6349); Structural Report prepared by AWW Architects in conjunction with Waterman Structures on 10/05/2012; Design and Access Statement Prepared by AWW Architects on 08/2012; Internal daylight and sunlight report prepared by GIA on 05/2012; Single aspect apartments at 39-41 Grays Inn Road London prepared by AWW Architects on 01/05/2012.



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 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 CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans Site location Plan (0000 Rev A); 0001 Rev B; 0002 Rev B; 0003 Rev B; 0004 Rev B; 0005 Rev B; 0006 Rev B; 0007 Rev C; 0008 Rev C; 0009 Rev C; 0032 Rev A; 0011 Rev B; 0012 Rev B; 0013 Rev E; 0014 Rev E; 0015 Rev E; 0016 Rev E; 0017 Rev D; 0018 Rev F; 0019 Rev E; 0020 Rev F; 0021 Rev D; 0022 Rev D; 0023 Rev D; 0024 Rev D; 0025 Rev D; 0026 Rev C; 0027 Rev E; 0029 Rev D; 0030 Rev D; 0031 Rev A; Daylight and sunlight report prepared by GIA on 19/03/2012 (Ref 6349); Structural Report prepared by AWW Architects in conjunction with Waterman Structures on 10/05/2012; Design and Access Statement Prepared by AWW Architects on 08/2012; Internal daylight and sunlight report prepared by GIA on 05/2012; Single aspect apartments at 39-41 Grays Inn Road London prepared by AWW Architects on 01/05/2012.

Reason: For the avoidance of doubt and in the interest of proper planning.

- 4 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 before the relevant part of the work is begun:

a) Plan, elevation and section drawings of all new windows to the front elevation at a scale of 1:10 with typical glazing bar details at 1:1.

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 policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 5 Notwithstanding the details illustrated on drawing Nos. 0019 Rev E; 0020 Rev F and 0021 Rev D, the brick soldier courses above the windows are not hereby approved. Details shall be submitted to and approved in writing by the Council before the relevant part of the works beginning. The development should be carried out in accordance with the approval given.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies

- 6 A sample panel of the facing brickwork (including the brick arches above the windows) demonstrating the proposed colour, texture, face-bond and pointing shall be provided on site and approved in writing by the local planning authority before the relevant parts of the works are commenced and the development shall be carried out in accordance with the approval given. The approved panel shall be retained on site until the work has been completed.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 7 The lifetime homes features and facilities, as indicated on the drawings and documents hereby approved, namely Design and Access Statement Prepared by AWW Architects on 08/2012, shall be provided in their entirety prior to the first occupation of any of the new residential units and shall be permanently maintained and retained thereafter.

Reason: To ensure that the internal layout of the building is acceptable with regards to accessibility by future occupiers and their changing needs over time, in accordance with the requirements of policy CS6 of the London Borough of Camden Local Development Framework Core Strategy and policy DP6 of the London Borough of Camden Local Development Framework Development Policies.

- 8 Notwithstanding the details approved on the approved drawings, details of a scheme for obscure glazing, louvered/angled windows or other mitigation measures in the first and second floor rear windows shall be submitted to the Local Planning Authority for approval. The approved details shall be installed prior to the occupation of any of the residential units with rear windows at 1st/2nd floor level hereby permitted, and shall be permanently retained and maintained thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policies CS1 (Distribution of growth) and CS5 (Managing the impact of growth and development) of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies.

- 9 Before any of the new residential units are occupied, details of sound insulation measures for all of the new residential units shall be submitted to and approved in writing by the Local Planning Authority. The approved sound insulation measures shall be installed prior to occupation of any of the residential units, and retained and maintained thereafter.

Reason: To safeguard the future residential amenities of the occupiers of the building in accordance with the requirements of policies CS5 (Managing the impact of growth and development) of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which 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, Argyle Street WC1H 8EQ, (tel: 020-7974 2363).
- 2 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 are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 3 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
- 4 You are advised that this proposal will be liable for the Mayor of London's Community Infrastructure Levy (CIL) as the additional floorspace exceeds 100sqm GIA or one unit of residential accommodation. Based on the Mayor's CIL charging schedule and the information given on the plans, the charge is likely to be £13,300

(266sqm x £50). This amount is an estimate based on the information submitted in your planning application. The liable amount may be revised on the receipt of the Additional Information Requirement Form or other changing circumstances. This will be collected by Camden after the scheme is implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index.

- 5 You are reminded that this decision only grants permission for permanent residential accommodation (Class C3). Any alternative use of the residential units for temporary accommodation, i.e. for periods of less than 90 days for tourist or short term lets etc, would constitute a material change of use and would require a further grant of planning permission.
- 6 Reasons for granting permission.

The proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policies CS5 (Managing the impact of growth and development); CS6 (Providing quality homes); CS10 (Supporting community facilities and services); CS11 (Promoting sustainable and efficient travel); CS13 Tackling climate change through promoting higher environmental standards); CS14 (Promoting high quality places and conserving our heritage); CS19 (Delivering and monitoring the Core Strategy) and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policies DP2 (Making full use of Camden's capacity for housing); DP5 (Homes of different sizes); DP6 (Lifetimes homes and wheelchair housing); DP16 (The transport implications of development); DP17 (Walking, cycling and public transport); DP18 (Parking standards and limiting the availability of car parking); DP22 (Promoting sustainable design and construction); DP24 (Securing high quality design); DP25 (Conserving Camden's heritage); DP26 (Managing the impact of development on occupiers and neighbours). For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.

- 7 Furthermore the partial demolition to the rear elevation and roof top of the existing buildings is considered acceptable. The designs of the rear and roof extensions are appropriate and would be constructed with quality materials which would ensure that the character and appearance of the conservation is both preserved and enhanced. The new and refurbished dwellings would (re)provide good quality accommodation for the benefit of future occupiers and would not harm the amenity of neighbouring properties. Subject to the recommended planning conditions the proposal is considered to be compliant with policy.

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