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LONDON
W1J 8HB

Application Ref: **2011/6278/P**
Please ask for: **Hugh Miller**
Telephone: 020 7974 **2624**

8 February 2012

Dear Sir/Madam

DECISION

Town and Country Planning Acts 1990 (as amended)
Town and Country Planning (General Development Procedure) Order 1995
Town and Country Planning (Applications) Regulations 1988

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:
43 Gray's Inn Road
LONDON
WC1X 8PR

Proposal:

Change of use from office (Class B1) to residential (Class C3) at first, second and third floor level to create 4 x two bedroom self contained flats and associated works including the addition of a fourth floor level and the erection of a four storey rear extension from first to fourth floor level.

Drawing Nos: Location Plan; 2957/ 1001; 2200; 2201;2202; 2203; 2204; 2205; 2206; 2207; 2208; 2209; 2210; 2211; 2212 Rev B; 2213; 2214; 2215; 2216; 2217; 2218 Rev A; 2219.

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 [2210; 2211; 2212 Rev B; 2213; 2214; 2215; 2216; 2217; 2218 Rev A; 2219.]

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

- 4 Notwithstanding the information shown beyond the application site on drawings hereby approved this permission relates only and specifically to the new door and Juliette balcony shown on the rear elevation of the proposed extension at first floor level. No consent is granted or implied for the roof terrace or balustrades on the roof at first floor level rear.

Reason: To safeguard the amenities of the occupiers 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 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), CS8 (Promoting Camden's economy), 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 (Planning obligations) 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), DP13 (Employment premises and sites), DP17 (Walking, cycling and public transport), DP18 (Parking standards and limiting the availability of car parking), DP19 (Managing the impact of 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.

4 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

5 Thames Water has advised that the applicant should incorporate within the proposed development the installation of, for example, a non-return valve or other suitable device to avoid the risk of backflow at a later date, on the assumption that the sewage network may surcharge to ground level during storm conditions.

6 As no information on recycling storage has been submitted with this application you should advise residents to contact Camden for containers and information about the recycling service. Collections are normally from the front of the premises but could also be from the rear in Kings Mews if there is more space; see <http://www.camden.gov.uk/ccm/navigation/environment/recycling--rubbish-and-reuse/commercial-recycling-and-rubbish/>.

Disclaimer

This is an internet copy for information purposes. If you require a copy of the signed original please telephone Contact Camden on (020) 7974 4444