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DESIGN & ACCESS STATEMENT

TO ACCOMPANY THE PLANNING APPLICATION FOR
NO.61 GRAYS INN ROAD, LONDON, WC1

REVISION A - JANUARY 2012

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Alternative bay window design sketch from design development stages of original consented scheme.

Introduction

This Design & Access Statement, along with the accompanying appendices and drawings, comprises an application to extend on a previous application granted in November 2011 (2011/0167/P).

The 2011 application was to convert existing office accommodation at No.61 Grays Inn Road into 7 residential units (Use Class C3), including alterations to the North Mews elevation of the building, creation of an internal light well and an additional roof structure to allow access to a new roof terrace.

This revision to the granted design expands the area of accommodation to the 4th floor, set back so as not visible from the surrounding streets.

This document aims to demonstrate that although it increases the top floor accommodation the new design will not impact negatively on its surroundings, will not be visible from the street and will bring an improved character to the roofscape of the locality.

The conservation area consent for part-demolition was granted on 26th September 2011 (2011/0455/C).

PART 1 - DESIGN STATEMENT



Existing rear / North Mews Elevation



The 1930's Art Deco Factory building at 4 Northington St.



Existing front / Grays Inn Road Elevation



Existing rear / north mews elevation



Site Aerial Photograph

Location & Site

Grays Inn Road (A5200) runs from its southern most point located just off High Holborn (A40) near Chancery Lane Underground Station northwards past Coram's Fields and terminating in Grays Inn Place by Kings Cross Railway Station. No.61 is located adjacent to the entrance to Northington Street, just north of Theobalds Rd and has 2 main elevations, one facing east on to Grays Inn Road and the other facing west towards North Mews. The side elevation of the building faces down the backyards of the buildings on Grays Inn Rd and North Mews.

North Mews

North Mews was originally lined with mews houses associated with bigger houses on Grays Inn Rd and Doughty St, but many of the buildings became factories or industrial buildings and the area is now a mixture of offices, some workshops and light industry and residential accommodation in a wide variety of styles. In its existing form, the rear elevation to No.61 Grays Inn Road does share similarities with the neighbouring flats to the north of the site in terms of appearance (it was built in the 1980s predominantly from new multi stock brick). The retail / residential accommodation at No.2 Northington Street, recently completed by Gresford Architects, shares an elevation with the North Mews end of 61 Grays Inn Rd and is contemporary in appearance with feature bay windows at first, second and third floor level.

Grays Inn Road

Grays Inn refers to the 'Inn of Court' situated south of Theobalds Road. The elevation of the section of Grays Inn Rd that 61 Grays Inn Rd occupies is dominated by brick Georgian terrace buildings, most of which were originally houses, accommodating a mix of office and retail at ground floor with office and residential above.

The Hatton Garden conservation area, which runs along North Mews, includes the application site, and the front section of No.61 has been identified as being of interest, with particular relevance to the scale & character of the conservation area. The Hatton Garden Conservation area is itself characterised by a wide range of building types and uses, spanning much of the past 400 years.





View West from existing roof.



View East from existing roof.



Aerial view facing south - west



Office accommodation as existing.



View from existing roof.



Aerial view facing north - east

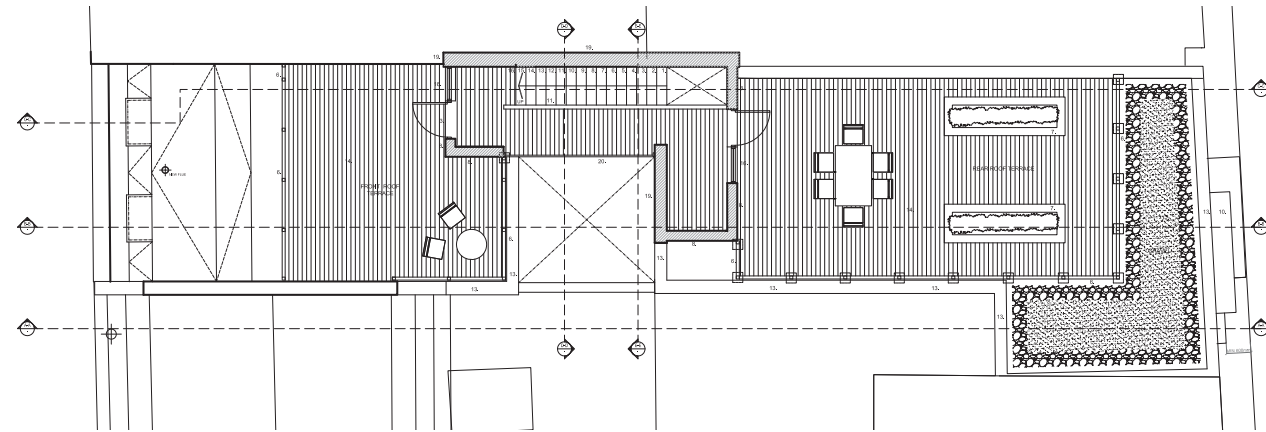
Existing Building

Description

No.61 Grays Inn Road is a 5 storey terraced former house, with a late Georgian brick facade similar to the adjacent listed properties of No.59 & 63 (excluding the retail units at ground floor level), but only the facade remains of the original building. The proposed scheme will retain this facade, which will be given a light restoration as part of the works. Behind the facade the building was rebuilt in the 1980's, and has a steel frame with new elevations (in the 1980's) to North Mews and the flank walls. The main entrance to the building is currently from Grays Inn Rd with a fire escape exit to north mews. Due to a change in ground level the ground floor of the building is 1.5m below street level at the North Mews End. A lower ground floor level exists at the Grays Inn Road end of the building but does not stretch the full depth of the building.

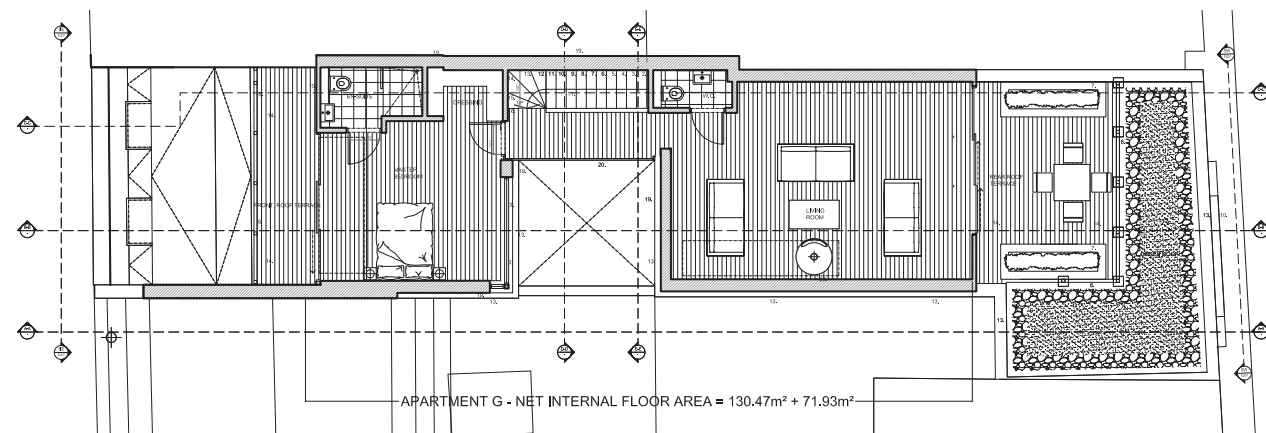
Planning History

Until Gresford Architect's application in 2011 the site had not been the subject of any planning application for over a decade. In 1987 planning permission was granted for internal alterations in order to form Class B1 Retail and Class C3 residential use on the third floor. In 1995 permission was also granted for change of use at ground floor level from B1 Retail to A2 Offices. The granted 2011 application was for change of use from offices to residential (Class C3) for 7 flats and included demolition of the rear North Mews section of the building.



4th Floor Plans of previous granted application

In this previous scheme the 4th floor structure's only function was only to access the front and back terrace. This provided two ample terraces, front and back.



4th Floor Plans of current proposed application.

*4th Floor Plans of previous granted application (above top) and current proposed design (above bottom)
Whereas in the previous scheme the 4th floor structure now the proposed design is expanded to a 70m2 area.
The master bedroom opens onto an 8m2 strip terrace, with en suite bathroom and dressing room. To the rear of the proposed 4th floor are a WC and living room.*

Pre Application Advice

A pre- application meeting was held on site on Thursday 10th June 2010.

A summary of advice and suggestions discussed on site was prepared by the planning officer, Elizabeth Beaumont (see appendix for full details), and led to the following alterations to the proposed development:

- Removal of the fourth floor extension as this was not considered appropriate in principle design terms.
- Revised accommodation schedule to include entirely residential units with provision for office space omitted.
- Revised position of roof terrace railing in order to prevent overlooking.

As with the 2011 scheme the design of this application has been developed in line with the London Borough of Camden's Unitary Development Plan (UDP). We believe that our proposals will contribute to delivering the high quality of built environment that Camden aims to achieve.

Whilst the 4th floor extension was reduced after pre-application Gresford Architects have taken care to ensure that the proposed 4th floor increase has no greater impact on street level views.

Proposed Design

Overall concept

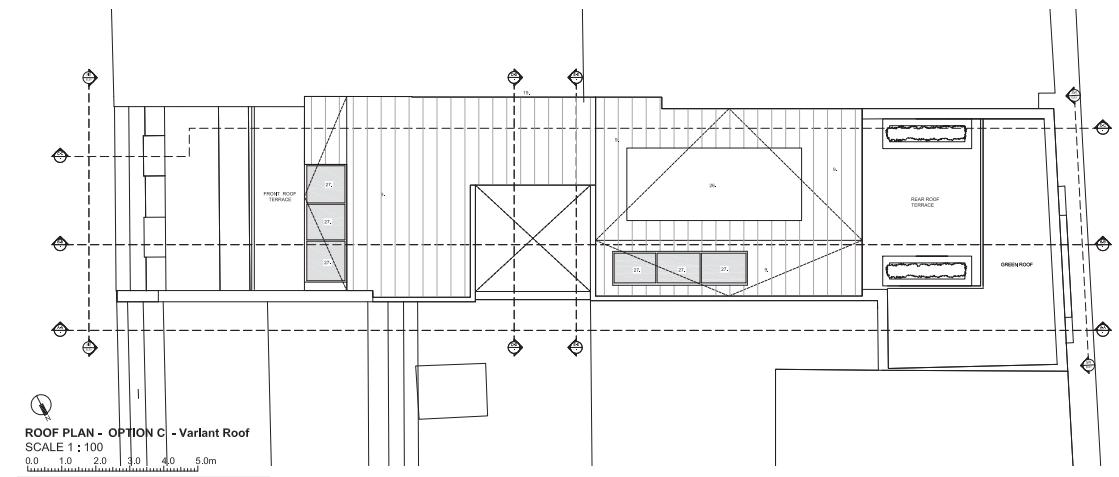
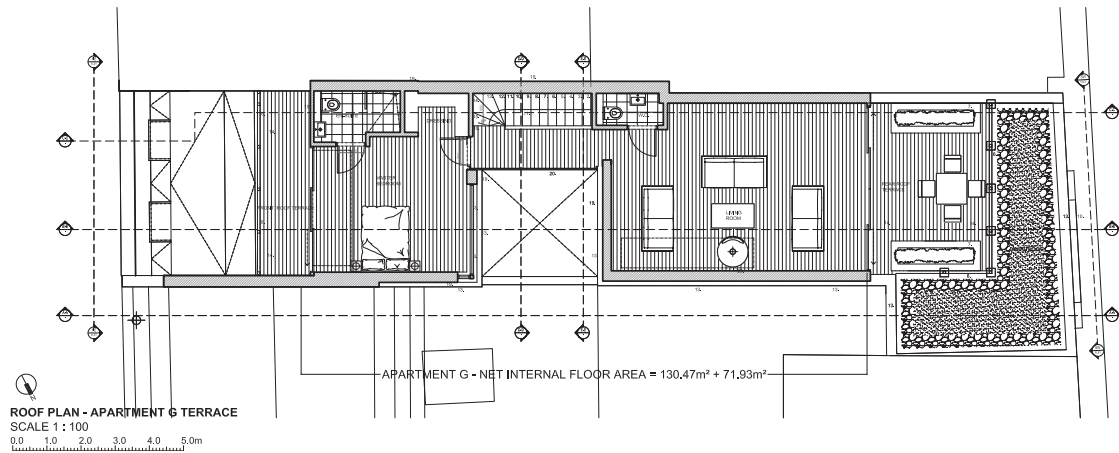
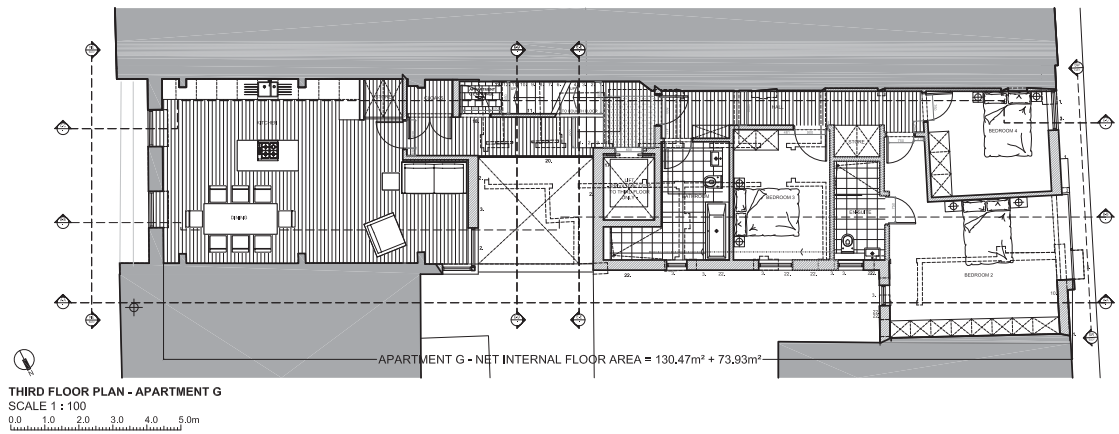
The proposal in its most basic form constitutes the arrangement of 7 apartments around a central light and circulation core. The central location of the light / stairwell generates an efficient plan and maximises the amount of external wall area for each apartment.

The focus of this planning application is the enlargement of the 3rd floor 3 bed flat into a 2-storey 4 bed flat over the 3rd and 4th floors. There is no change to any of the 2nd floor or below. The 4th floor stair access from the granted 2011 scheme is enlarged to accommodate a bedroom, en suite bathroom, WC and living room.

It is important to stress that none of the additional 4th floor extension can be seen from the street. The only visible 4th floor element is already approved in the 2011 scheme.

Unchanged from the 2011 application, the section of the building is staggered to allow full step free access into the building (to meet Lifetime Homes Standards) as well as better natural day lighting to apartments at lower levels. This will be done without changing the street-front parapet heights of the building.

As per the 2011 scheme the Grays Inn Road facade is retained and the North Mews side is rebuilt in a modern response to the styles and materials of its environment.



Above: Upper Floor Plans showing areas affected by this planning application:

The more spacious 3rd floor with kitchen and dining. (top)
 The expanded 4th floor with master bedroom, en-suite and storage. (middle)
 The roof plan showing pitched profiles to reduce visibility of the massing from street level. (bottom)

Internal Layout:

Unchanged from the 2011 proposal, a new staircase is located at the centre of the plan adjacent to a new lightwell / courtyard space with staggered landings to compensate for the change in levels. In the approved design the core projected up onto the roof to provide stair access to large front and back terraces. There are six 1 and 2 bedroom apartments unchanged from the approved design.

As before the additional width at the rear of the site allows for larger units and the 4 bedroom flat keeps three bedrooms to the rear on the 3rd floor with the additional bedroom added at the front on the 4th floor to maximise space for the day living areas.

These are split with the dining, kitchen and a small, open sitting area/study to the front of the 3rd floor. The rear of the 4th floor provides a generous living area with access on to a 17m² rear terrace.

The set-back to the 4th floor bedroom is provided by an 8m² terrace and a chamfer to the eaves which ensures it is hidden from street view.

The glazing to the 4th floor accommodation is positioned to limit the potential for overlooking of neighbouring properties and garden areas to the north.

Areas of rooms within the apartments are in excess of standards as per Section 40 of the 'Camden Planning Guidance' and Lifetime Homes. The 4 bedroom flat improves on the sizes of the previous 3 bedroom flat, adding the fourth bedroom and incorporates a separate bathroom and 2no. en suite facilities, including a WC on the living room level.

The railings to the terrace and the new structure will all be set back from the street elevations so as not to be visible from street level.

	Internal Floor Area (m ²)	No. of Bedrooms	Internal Floor Area (m ²)	No. of Bedrooms
	2011 (approved)	2011 (approved)	2012	2012
Apartment A	94.58	2	94.58	2
Apartment B	43.63	1	43.63	1
Apartment C	52.80	1	52.80	1
Apartment D	72.94	2	72.94	2
Apartment E	52.63	1	52.63	1
Apartment F	72.88	2	72.88	2
Apartment G	129.41	3	204.40	4
Shared Circulation	75.20	0	54.30	0
Shared Storage	49.30	0	49.30	0
Total	643.37	12	697.46	13

Previous approved and currently proposed area schedules

Materials

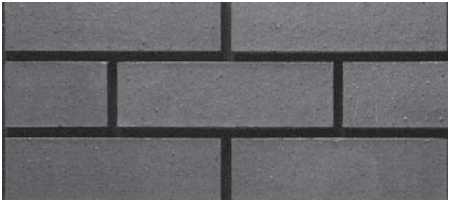
The 2011 scheme used a contemporary palette of materials to the rear on the North Mews elevation, to the north courtyard and to the roof area that coordinate with the surrounding environment.

The materials for this revised design are no different and the addition of the subdued grey of seamed zinc cladding helps meld the 4th floor structure into the surrounding roofscape.

As before the roof terrace will be paved in stone slabs with the same area of sedum roof to the west as per the granted scheme before.

The balustrades will be wrought iron and set back from the street elevations to retain the existing street scene as viewed from street level.

The frames of the rooflights to the sloped zinc-clad roofs will be coloured to match the zinc.



... Dark grey engineering brick



... White brick



... Aluminium cladding



... Dark grey powder coated aluminium window



... Timber cladding



... Iron balustrade



... Zinc cladding

Design Development

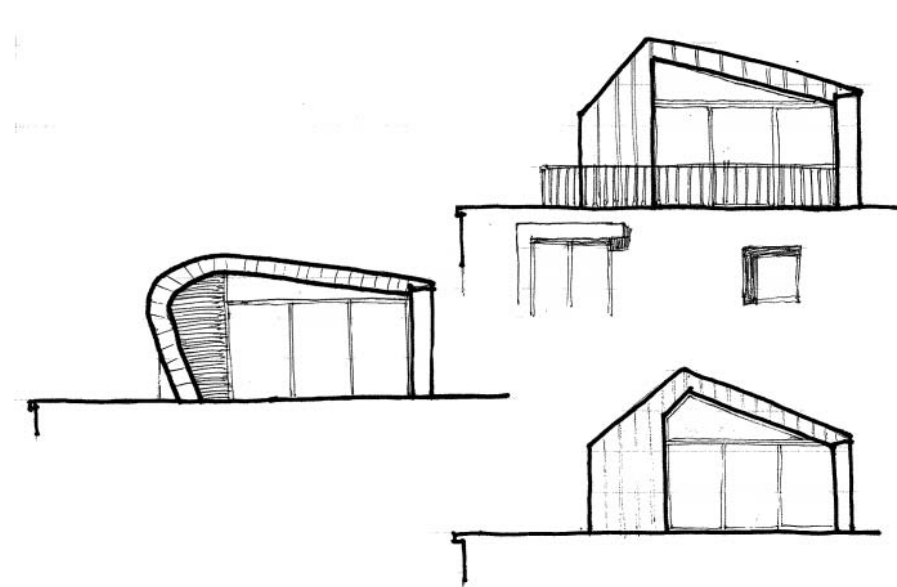
Although increased in size the new 4th floor structure has been designed to minimise its profile when viewed from below and will not be any more visible from the street below than the previous application.

The eaves junction between the 4th floor front elevation and roof includes a pitched element with rooflights to reduce its impact and sit below the line of sight from street level.

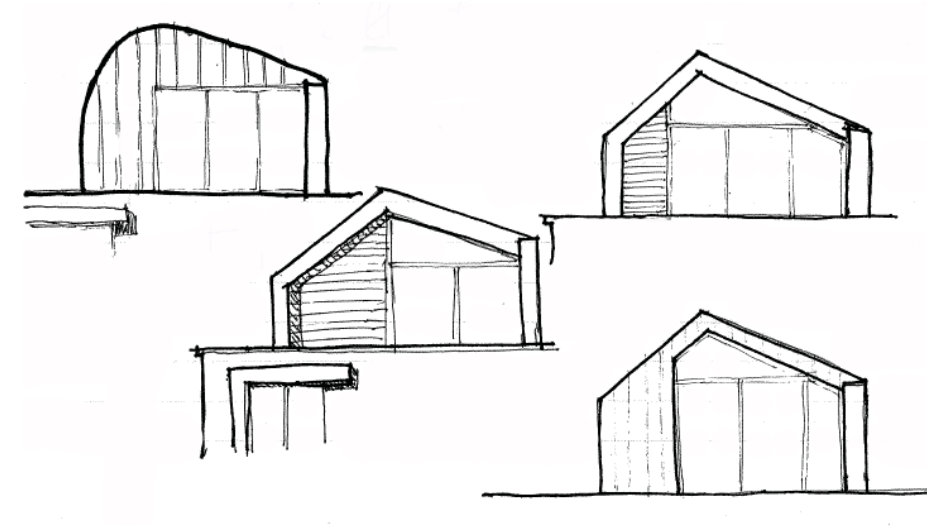
The same low-impact approach can be found to the top of the North elevation at the rear.

The proposed zinc-clad wall maps the height of the 1.8m high garden fence from the previous approved design.

The principal reason for the sloped roof is that it provides an optimal setting for solar panels on the south-facing side. These can be sited without being noticeable from nearby streets.

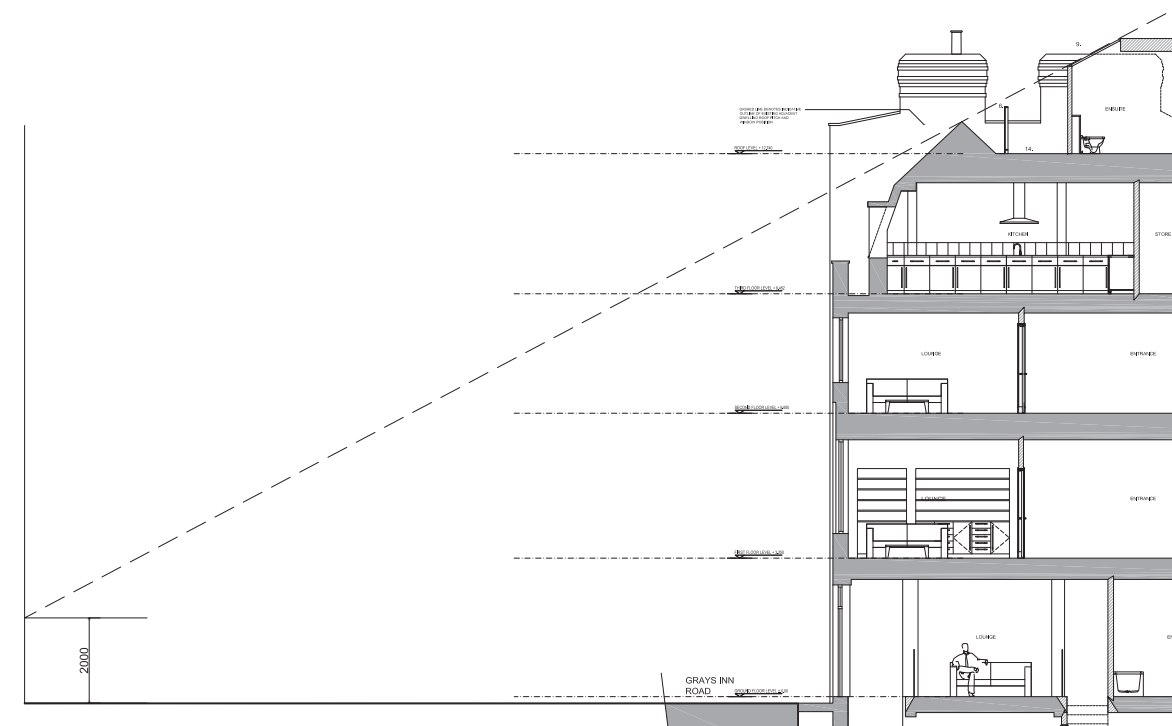


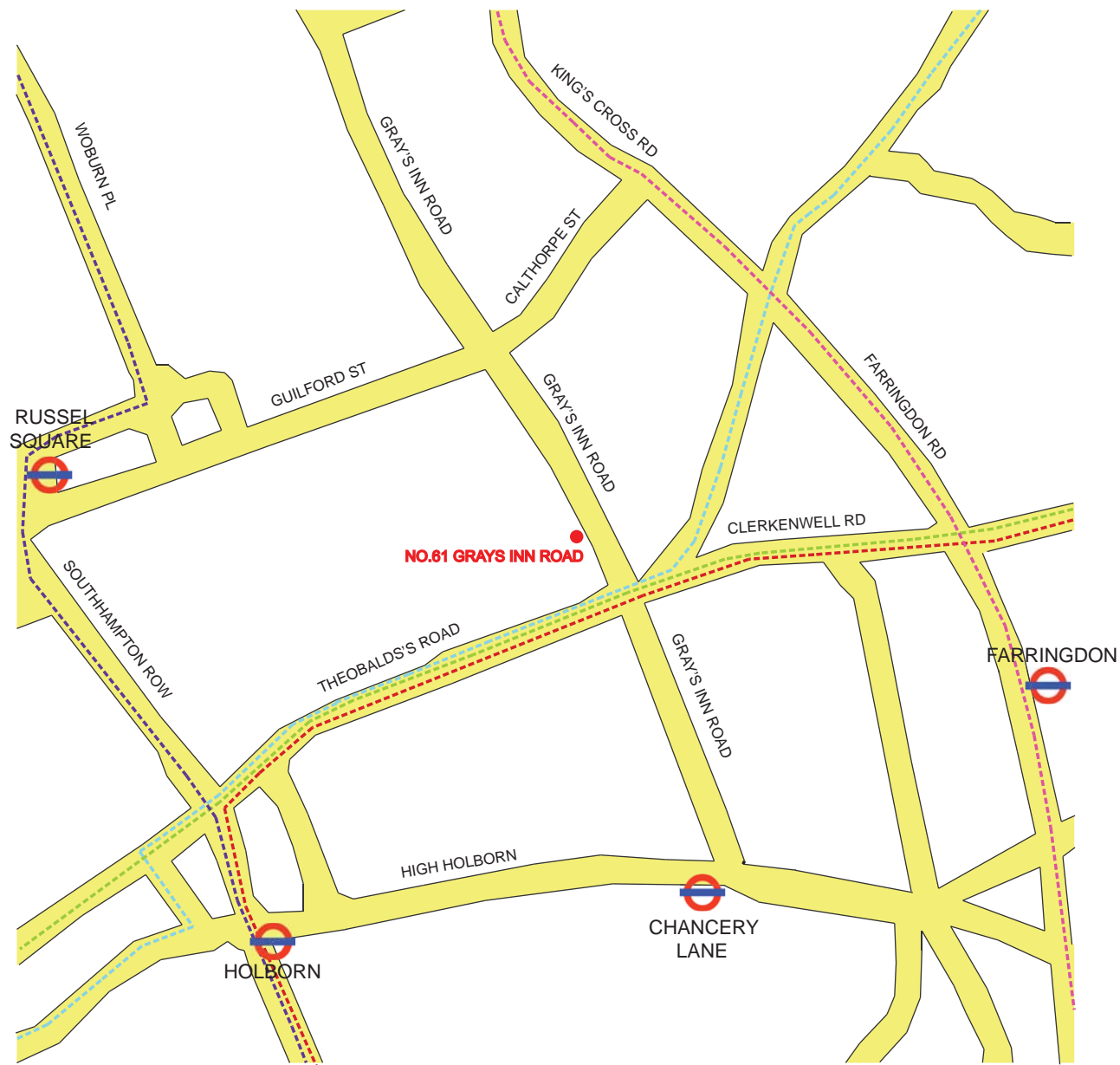
Design Development Sketches of the roof extension (above).



Street Section showing how proposed extension is not visible at a point 2m above street level at the other side of the Grays Inn Road. (right)

North Elevations: 2011 scheme (below) and 2012 (bottom). Care has been taken when redesigning the roofscape to protect views from street level / ground level. The zinc-clad extension stops at the height of the previously-proposed terrace fence.





Access map, showing different bus routes (coloured dotted lines) and the location of near by underground stations in relation to the site.

One of the key elements of Camden's UDP is the emphasis placed on accessibility. The proposed alterations and extension to No.61 Grays Inn Road will serve to bring the building further in line with Approved Document M of the Building Regulations and the Governments Lifetime Homes criteria as demonstrated below.

Access to the Site:

Both North Mews and Grays Inn Road are centrally located and therefore easily accessible by both public transport, cycle and foot. A number of major bus routes stop within 100m of the site and the nearest tube station is approximately half a mile away.

As before the scheme will be car free. Bicycle storage will be provided within the below ground storage on site. The site is easily accessible by both bike and foot to and from all major local facilities.

Access to residential units:

As described earlier in this document the rear North Mews section of the building is to be completely reconstructed with a new level threshold covered entrance to the building (for principle access to apartments B - G). There is also a separate existing level threshold access provided at the entrance to Apartment A on Grays Inn Road at ground floor level.

Access to apartments is as per the 2011 scheme and staircases have been designed in accordance with Lifetime Homes and Approved documents K & M requirements.

The revised apartment G has accommodation over 2 levels, so a bedroom, bathroom and living space (part of the dining area) is provided at entrance level in accordance with Lifetime Homes requirements. As the living space is located on a separate floor level to the kitchen space the proposed staircase will be constructed to dimensions which allow for future fitting of a stair lift as necessary. Furthermore, there is adequate area designated within the kitchen space and master bedroom to provide a lift hoist between the two levels.

The entrance and internal doors have all been designed in order to provide minimum clear opening dimensions relevant to the corridor width and orientation which serves them to satisfy Lifetime Homes requirements. Furthermore, the 300mm wall to door handle dimension has been provided to all required doorways.

Building Control and Lifetime Homes Standards:

The revised apartment G achieves the same level of Lifetime homes and Part M as the previously approved 2011 scheme.

PART 2 - ACCESS STATEMENT

Sustainability Statement

We recognise the importance of sustainable building, and the role well designed buildings can play in meeting targets for reducing overall CO2 emissions reducing water consumption and other environmental targets.

Despite the fact that, as a refurbishment, there is not statutory obligation to ensure the scheme will meet Code for Sustainable homes criteria it is intended to achieve Code Level 4 where possible.

New external walls, roof, and ground floor construction will be built to achieve the relevant required U – Values and existing building elements will be upgraded via dry line insulation where feasible. This is over and above the mandatory standards set by both central government and Camden. All building components will be specified to meet the highest reasonable thermal standards and all lighting and appliances will be as energy efficient as possible.

We are also looking into the feasibility of fitting a communal gas powered Combined Heat and Power (CHP) system to provide hot water, space heating and some electricity to all units. Due to the constrained nature of the site, which limits the use of renewable energy supplies, we have identified that this would be a good way of getting some micro energy generation on the site.

Additionally the sloped roofs of this proposed scheme allow for efficient harnessing of solar power. Although the 30m2 area of solar Photo Voltaic cells isn't enough to power all the apartments it would go some way to meeting the 3300 kWh that the average home in the UK requires.*

Whilst evacuated tubes for water heating would work there is likely to be a more efficient return from providing electrical power.

From a design point of view it would be ideal to use a PV product that fits flush with the roof line, such as a PV tile. Care would be taken to ensure that these tiles would be a suitable material alongside the zinc cladding.

From a management point of view it may make it easier for the top apartment (G) to take ownership of the panels although this could be used in the common parts for lighting. This is also dependent on the CHP system used and its management.

*Source:Energy Savings Trust



Conclusion:

This Design and Access statement aims to demonstrate that whilst the revisions to the 2011 approved development add around 54m² onto the 4th floor this is done without any impact on the street scene.

Gresford Architects believe that increasing the top flat to a generously sized four bedroom flat raises the opportunity for healthy family living without creating any significant impact on the surrounding environment.

These changes to No.61 Grays Inn Road improve the site in terms of accessibility and sustainability whilst adhering to planning policies and aspirations set out by local and central government.

The Daylight/Sunlight Consultant has confirmed that there is no noticeable change to the light received by habitable rooms due to this additional accommodation. The letter can be found in section 4 of the appendices.

The larger sized unit helps relieve the strain on local housing while also creating what will be a positive addition to the Hatton Garden Conservation Area and the wider area as a whole.




CONCLUSION

Appendix:

- 1 Pre Application Report
- 2 Grant of Planning Application Letter
- 3 Grant of Conservation Area Consent
4. Supporting Letter from Daylight/Sunlight Consultant

PART 4 - APPENDIX

<h1>Pre-application meeting report</h1> 	
Applicant name and address:	Site address:
Gredford Architects Ltd Unit C1 Bradbury Street London N16 8JN	61 Gray's Inn Road London WC1X 8TL
Meeting date:	Case Ref:
10 th June 2010	2010/2277/NEW
Proposal(s)	
Pre application advice/ meeting with regards to the redevelopment of site to create 7 residential units and office space (originally an office building) including the rebuilding of the rear elevation and erection of a roof extension with roof terrace.	
Lead officer for Camden:	
Elizabeth Beaumont – Planning Officer	
Other Camden officers attending:	
Neil Cleary – Senior Policy Officer Other officers involved in pre-application discussions:– Antonia Powell – Conservation & Urban Design Officer Jonathan Morris – Transport Planner	
Applicant(s)/Agents(s) attending:	
Tom Gresford - Architect Justin Sellers – Applicant	

Principal issues discussed at our meeting	
Introduction/Purpose of Meeting	<p>Pre-application meeting regarding to the proposed redevelopment of the existing building comprising the change of use of part of the building from office to residential accommodation retaining some office accommodation. The proposal involves the erection of an additional storey to provide additional residential accommodation with a roof terrace. It is proposed to demolish the majority of the existing building and rebuild retaining the Gray's Inn Road elevation with internal reconfigurations.</p> <p>During the course of the meeting the potential to purchase a small piece of land adjacent to the building in order to extend the building adjacent to no.1 North Mews was discussed.</p>
Overview of advice	<p>It is considered that the principle of the loss of office accommodation may be acceptable subject to the submission of adequate information to address policy requirements. It was suggested that the loss of all the office space within the building may be a more viable option than retaining a small element of the existing use. The proposed introduction of residential accommodation within the building would be broadly acceptable.</p> <p>With regards to the scale of the demolition involved in the reconfiguration of the building if the proposal involves the demolition of more than 115sqm conservation area consent would also be required.</p> <p>The proposed addition of a fifth floor is not considered appropriate in principle design terms and it would be advisable to omit this element from any future scheme.</p> <p>In terms of amenity, it is considered that a sunlight/daylight assessment is required to fully assess the residential standards with regards to levels of sunlight and daylight received by potential occupiers of the residential units.</p> <p>The position of the roof terrace would need to be carefully considered to minimise potential overlooking/loss of privacy for neighbouring occupiers.</p>
Land use principles	<p>The relevant policies that would apply to this proposal are taken from the London Borough of Camden Replacement Unitary Development Plan (UDP) as adopted June 2006 and the London Plan. The UDP is accompanied by the 'Camden Planning Guidance' (CPG) which was adopted on 14 December 2006.</p> <p>Moreover, the Local Development Framework (LDF) Core Strategy and Development Policies are advancing. As the draft LDF Core Strategy and Development Policies documents have now been published they are material planning considerations, particularly where they directly stem from and accord with national policy. However, as a matter of law, limited weight should be attached to them at this stage because they cannot override the Council's legal duty to determine planning applications in accordance with its existing development plan unless material considerations indicate otherwise. At the present time it is likely to be difficult to justify refusal of any application based solely on draft LDF policies. The Examination Hearing into Camden's Local development Framework took place in May 2010, with adoption of the Core Strategy expected later in the year.</p>

<p>As such, depending on the timescales you have in mind with regard to the submission of any application, please bear in mind that the LDF may be adopted when an application is submitted and thus the relevant policies would be those within the LDF Core Strategy and Development Policies documents. This is however subject to change pending the outcome of the current examination. The current versions of the Core Strategy and Development Policies are available to view and download from the following link:</p> <p>http://www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/our-plans-and-policies/</p> <p>Please refer to Appendix 3 of either the Core Strategy or Development Policies documents with reference to which UDP policies relate to which LDF policies).</p> <p>In terms of the principle of the change of use with regards to the loss of office accommodation please refer to policy E2 (Retention of existing business uses) in the UDP. This policy broadly seeks to protect existing employment uses. The applicants will need to address E2 with regard to the elements of office space they are losing. As part of the application information illustrating vacancy marketing with information submitted to indicate a chronology outlining where, when and for how long the premises have been marketed may be required. There are concerns with the viability of the proposal to retain only 100sqm of office floorspace. The scheme would be considered a more viable development if the conversion involved the entire building.</p> <p>As part of the submission of any application an assessment of the premises against the criteria a)-g) as outlined in E2, with regard to the potential for the site alternative employment uses with B1c/B8 would need to be submitted. The key test will be the flexibility of the space, bearing in mind the presence of any physical features such as those outlined in para.7.18 in the supporting text of E2.</p> <p>Please refer to paragraph 7.22 of this policy which makes an exception for older office floorspace where there is a surplus of such accommodation and the proposed use is residential and/or community use.</p>

Residential policies	<p>In terms of the proposed use of the building as residential accommodation with regards to policy H1 (New Housing) the principle of new residential use in this location is broadly acceptable.</p> <p>H2 – Affordable Housing The redevelopment scheme proposes 7 units, which is below the threshold for affordable housing. Given the size of the site (below 1000sqm) and the size of the units proposed, the proposals appear to be below the threshold at which affordable housing would apply.</p> <p>However, should further iterations of the scheme take the residential elements over the 10-unit or 1000sqm (based on GEA) threshold, then the applicants should be made aware that contributions to affordable housing would be expected, based on the requirements of the UDP and London Plan.</p> <p>The Further Alterations to the London Plan were published by the Mayor on 19 February 2008, when they became part of Camden's development plan. London Plan Policy 3A.11 expects that affordable housing is provided on sites with a capacity to provide 10 or more homes. UDP policy H2 has been partly superseded by the 10 homes threshold in London Plan policy 3A.11, but supporting text in UDP paragraph 2.23 indicates that a floorspace of 1,500 m2 is capable of supporting 15 larger dwellings. Logically, developments with a floor area in excess of 1,000 m2 are capable of providing 10 or more units. In light of this we have in the past sought affordable housing contributions in relation to developments that involve residential floorspace that exceed the relevant thresholds. This approach appears to have been supported by Inspectors decisions at Radlett Place and at Netherhall Gardens.</p> <p>H8 – Mix of units The proposals involve the creation of 7 self contained units, broken down as 2 x 1-bed units, 4 x 2-bed units and 1 x 3-bed unit. The provision of a larger family sized unit within the mix is welcomed, as this area has been identified as one which has a shortfall of such accommodation. The predominance of two-bed units in the scheme is acceptable given that Camden's housing studies suggest that the largest need in the private market sector is for two-bed units.</p>
Food and drink policies (for Use Classes A3, A4 and A5 proposals)	N/A
Amenity	<p>The amenity of potential occupiers of the proposed residential units and neighbouring occupiers would be a key consideration in any future application of this nature. As such please refer to policy SD6 (Amenity for occupiers and neighbours) of the UDP 2006 and the CPG 2006 for further guidance.</p> <p>In particular the residential standards of the proposed accommodation with regards to overall floorspace, bedrooms size and layout should be designed in accordance with the Council's Standards. Please refer to Section 40 of the Camden Planning Guidance 2006 for more detail on the minimum standards for floorspace.</p> <p>Furthermore there are concerns with the levels of daylight/sunlight that would be received within the units, especially on the lower floors. It would</p>

	<p>be advisable to submit an assessment of the daylight/sunlight levels for the potential units as part of any application.</p> <p>Opportunities for overlooking should be minimised where possible with the position and location of windows carefully considered as to not exacerbate the existing situation. It would be advised that any proposed roof terrace should be set back from the edge of the roof eaves. The need for a privacy screen to prevent overlooking to the neighbouring roof terrace should be explored. This would be considered beneficial in reducing possible overlooking/privacy concerns.</p> <p>If the proposed extension at roof level was removed it would be advisable to limit the extent of any roof terrace area for the reasons above. Furthermore it is advised that the area could be limited to a section of the roof with the provision of green/brown roofs and solar panels in the remaining sections.</p>	<p>the application. Please refer to PPG 15 for more information on this issue.</p> <p>Relevant design policies include policies B1 and B3 of the UDP 2006, which refer to (amongst others):</p> <p>a) the form, proportions and character of the building and its setting; b) extensions are subordinate to the original building in terms of scale and situation; f) the architectural integrity of the existing building is preserved; and g) building services equipment is appropriately located.</p> <p>In addition, policy B7 is of relevance given the application site is located within Hatton Garden Conservation Area. Within the conservation area statement particularly relevant paragraphs are considered to be paragraphs 7.6 (Design - Architectural character derived from scale, height and detailing and materials) and 7.17 (Stimulus for imaginative, high quality design – opportunity to enhance area).</p>
isted buildings, rchaeology and istic parks and ardens	<p>The nearest listed buildings are located adjacent to the proposal site at nos. 63-69 Gray's Inn Road and comprise 4 terraced houses. It is considered that the proposal for an additional storey at this level could potentially harm the setting of these buildings. Specifically with regards to the hierarchical relationship of the heights of the listed buildings and the Mews properties to the rear.</p> <p>Information including structural information and methods statement on how the demolition and development would not harm the neighbouring listed building would need to be submitted as part of the application.</p> <p>The application site is located within an archaeological priority area, given the proposed works involve excavation at basement level it would be advisable to address this information as part of the submission of any application.</p> <p>There are no nearby historic parks / gardens of relevance.</p>	<p>Section 41 (Roofs and terraces) of the Camden Planning Guidance 2006 is of relevance which states that a roof additional is likely to be unacceptable where the building is already higher than neighbouring properties where an additional storey would add significantly to the bulk or unbalance the architectural composition. Furthermore where the building is part of a group where differing heights add visual interest and where a roof extension would detract from this variety of form.</p> <p>In response to the proposed additional storey it is considered that the height of the proposed scheme comes well above the "mews properties" to the north and also to the approve development for the corner site immediately adjacent of the southern side. It is considered that the proposal would create further bulk and height to the street scene which is of a more modest scale to Grays Inn Road.</p>
onservation and rban design	<p>Site constraints include the application being located within Hatton Garden Conservation area. The façade of the building fronting Gray's Inn Road has been retained with the more modern building erected to the rear of the site. The retained façade is a 18th Century three storey building with mansard roof. The extension to the rear comprises a three storey building with access from North Mews. The flat roof of the rear extension connects to the rear element of the mansard roof of the Gray's Inn Road building.</p> <p>The surrounding mews buildings on North Mews are set down from the building height of no. 61. The listed terrace along Gray's Inn Road is of a similar height. The more prominent building on the corner of Gray's Inn Road and Northington Street are slightly higher than the surrounding buildings. The newly constructed corner building at no. 2 Northington Street is of a similar height with a small stair enclosure at fifth floor level.</p> <p>The proposal includes the demolition and rebuild of the rear building with a reconfiguration of the internal layout and floor heights of the building. Including the erection of a fifth floor extension and roof terrace which would be set back from the main building line of the elevation.</p> <p>It is likely that the proposal involves the demolition of more than 115sqm, therefore Conservation Area Consent would be required. A justification for the demolition within the Conservation area would be submitted as part of</p>	<p>The designs of the properties on either side of the site have been considered in relation to the local scale and roofline of North Mews and as such it is not considered that an additional storey would be appropriate. At No 2 Northington Street a modest roof access and roof terrace have been granted approval - on prominent corner properties there can be a case for an additional floor and the impact has been kept to a minimum.</p> <p>This part of North Mews retains the historic fine grain and scale of the traditional mews development. The recent development on the corner of 18-19 King's Mews is no higher than the existing building to the rear of 61 Gray's Inn Road while the approved scheme at No. 2 North Mews also respects this height. It is therefore considered that the principle of a roof extension at this level is unlikely to be considered acceptable.</p> <p>It is considered that any terrace and balustrade treatment should be set back from the edge of the building to reduce the visibility of any balustrade in long and short views. Access to the roof terrace should be carefully considered in order to ensure additional bulk is not added to the roof of the existing building.</p> <p>The alterations to the façade of the elevation front North Mews are considered to be acceptable. Details of the fenestration would need to be submitted as part of any application.</p>

	Finally, you are advised that the Council would be happy to consider revised proposals in light of the design advice provided. However, please note that further revisions may not address the current design concerns raised.
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Trees and landscape	<p>No trees/landscaping elements are denoted within the pre-application submission. It is considered that there is scope for landscaping proposals to be incorporated within the flat roof of the building, with it suggested that a green/brown roof could be introduced and would be welcomed.</p> <p>Policy N5 seeks to ensure that new development conserves and enhances wildlife habitats by greening the environment. The use of green/brown roofs may be viable, and the applicants would be well advised to explore this, on the basis that a brown roof (i.e. not sedum) using any aggregates from the site would be preferable.</p>
Crime prevention	No comments.
Access	If any new residential units are subsequently proposed, a lifetime homes assessment (indicating the 16 design features) would need to be submitted as part of the planning application. Please refer to policy H7 and CPG section 24 for more details. Where standards cannot comply due to existing site constraints, reasons for this should be detailed within the statement.
Resources and energy	<p>An EcoHomes pre-assessment would be required for a development of this size. All new residential schemes will be required to meet a minimum 'Level 3' rating using the guidance. An assessment should be submitted as part of any application submission, with a post construction review to be carried out as a condition/legal agreement of any approval. Over and above this score, the Camden planning Guidance seeks to secure 50% of the credits in each of the Energy, Water and Materials sections of the Code.</p> <p>With regards to water run-off and attenuation although this may be included in any Code for Sustainable Homes assessment, provision for water run-off attenuation measures should be made.</p> <p>Although not a statutory requirement for an application of this size, any renewable energy technologies proposed as part of any scheme, such as photovoltaic cells or solar hot water panels would be welcomed.</p> <p>Policy N4 (<i>Provision of public open space</i>) requires the provision of 9 sqm of open space per person for residential developments providing 5 or more additional dwellings. Open Space provision will initially be expected to be provided on site. Where a site cannot provide open space provision on site the preferred option would be to provide suitable open space off-site, but at a maximum of 400m from the development. If either of the above are not practical, a financial contribution to open space will be acceptable. A financial contribution is based on a proportion of the capital cost of providing new open space, which amounts to £55 per square metre.</p> <p>In this case the proposed development (based on the current unit mix) would result in 13 bed spaces being created. This equates to a requirement of 117sqm (13 x 9sqm) open space provision. As a financial contribution this would amount to £9770.</p> <p>Full details of the methodology for open space contributions can be found in the CPG 2006.</p>

transport and servicing	<p>The site is located in the Central London Area Clear Zone Area and is tightly constrained in terms of the proposal would involve the creation of 7 residential units. The site has a public transport accessibility level of 6b (excellent) and is within a controlled parking zone.</p> <p>The possibility of providing car parking spaces on the basement floor that would be accessed from the North Mews elevation was discussed during the course of the pre-application meeting. The Council aims to reduce the use of the private cars and has therefore promoted the development of car free housing. Car free housing is housing with no parking spaces on-street or on the site other than for people with disabilities. The Council will particularly seek car free housing within the Central London Area. The proposal to potentially use the basement for off-street parking would therefore not be supported by the Council and any additional units would need to be designated as car free via a Section 106 Legal Agreement.</p> <p>In accordance with policy T3 (Pedestrians and cycling) of the UDP 2006, 1 cycle parking space would be required for each new unit.</p> <p>Given the scale of development and demolition it is likely that a Construction Management Plan (CMP) would be required and secured through a S106 Legal Agreement. Please see the attached note with regard to CMP's. It would be advisable to submit the Construction Management Plan as part of the planning application.</p>						
community development and regeneration	<p>SD2 (Legal Agreements) and C1 (New Community Uses) - Education contribution</p> <p>All residential developments involving a net increase of 5 or more units will normally be expected to provide a contribution towards education provision in the Borough. The contribution sought is proportionate to the size of dwellings proposed, and is not sought for single-bed units, as these are unlikely to house children. On the basis of the submitted unit mix a contribution will be sought for 5 of the units on the following basis;</p> <table><tr><td>4 x 2-bed units (£3148)</td><td>1 x 3-bed unit (£7572)</td><td>£20,164</td></tr><tr><td>Total Contribution</td><td></td><td>£20,164</td></tr></table> <p>Full details of the methodology for educational contributions can be found in the CPG. No contribution would normally be sought from any affordable housing units.</p>	4 x 2-bed units (£3148)	1 x 3-bed unit (£7572)	£20,164	Total Contribution		£20,164
4 x 2-bed units (£3148)	1 x 3-bed unit (£7572)	£20,164					
Total Contribution		£20,164					
contaminated land	N/A						

Planning Obligations under Section 106 of the Town and Country Planning Act 1990	
Following our preliminary assessment of your proposal, if you submit a planning application which addresses outstanding issues detailed in this report satisfactorily, officers would only consider recommending the application for approval subject to completion of a Section 106 agreement covering the following head(s) of terms. See notes at appendix A	
Payment of the Council's legal and other professional costs in (a) preparing and completing the agreement and (b) monitoring and enforcing its compliance	✓
Affordable Housing	X
Public Open Space Contributions	✓
Education Facilities and Contributions	✓
Healthcare Facilities and Contributions	X
Car Free or Car Capped Housing	✓
Highways works	✓
Public Transport Improvements	X
Green Travel Plan	X
Service Management Plan	X
Construction Management Plans	✓ The CMP would be secured as part of S106. A draft version could be submitted at the time of the application if desired – this would not be a statutory requirement)
Community Safety	X
Town Centre Management	X
Sustainability Plan (BREEAM/Code for SH)	✓
Energy Plan	X
Social and community facilities/community cohesion	X
Local employment (e.g. construction jobs recruitment, training and employment contribution)	✓ (Subject to further consultation on the receipt of an application)
Local procurement	X
Public Art	X
Phasing	X
Other (specify)	

Supporting Statements and other information required for a valid application (see also attached Applicants Guide to Submitting a Valid Application)	
To submit a valid planning application you will need to provide all the information and plans set out in the attachment to this letter. In addition, you should submit the following statements, showing how far your proposal meets Camden's policies and guidance (see attached guidance notes for further information):	
Design and Access statement (including 'lifetime homes', crime impact and wheelchair housing)	✓
Affordable housing statement (including Viability assessment if less than 50% affordable housing is proposed)	X
Air Quality assessment	X
Archaeological assessment	✓
Contamination report	X
Construction Management Plan	✓
Daylight/sunlight assessment	✓
Development phasing plan	X
Ecological survey	X
Energy/renewable energy statement	✓
Environmental Statement/ Impact Assessment	X
Floorspace Schedule (including full break down of residential mix by number of bedrooms and tenure)	✓ (To be included within application form and clarified within DAS and Planning Statement)
Light impact statement	X
Listed building/Conservation Area/Historic Gardens appraisal	✓
Noise Impact assessment (e.g. Acoustic report for plant)	✓
Photographs/photomontages	✓
Planning Statement	✓ (Can be incorporated within DAS)
PG15 Justification (for demolition in CA)	✓
PG24 Noise Assessment (for externally transmitted noise e.g. from main road)	✓
Public Open space assessment	X
Regeneration/Community facilities assessment	X
Retail impact assessment	X
Service Management Plan (including waste storage/removal)	✓

Strategic views assessment	X
Sustainability Statement (including BREEAM/CSH Pre-assessment)	✓
Transport Statement (OR full TA) –accompanied by Travel Plan and Parking Management Plan if appropriate	X
Tree Survey/ Arboricultural statement	X
Water environment impact statement (water table and/or flooding matters)	X
Other (specify)	
What else needs to be done before submission	
Please submit 6 copies of the above document and the following drawings;	
<ul style="list-style-type: none"> Site Location Plan (1:1250 scale) / Site Block Plan (1:200 scale) – showing the application site in red and any other land owned by the applicant close to or adjoining the site in blue All existing elevations (1:50 scale) All proposed elevations (1:50 scale) All existing plans including roof plans (1:50 scale) All proposed plans including roof plans (1:50 scale) Existing and proposed sections (1:50 scale). Existing and proposed perspectives / computer generated images (including for example views of the application site building from along North Mews/Northington Street to show the visibility of any roof terrace/balustrade/stair enclosure) Typical window/balcony/balustrade details (section and plan) It would be useful if plans could be submitted in A3 format as well as to the scale outlined above. 	
Consultation	
<p>The application site is located within Hatton Garden Conservation Area. There is no formal Conservation Area Advisory Committee (CAAC) for this area. As such, it is not possible for you to contact a specific local group in this instance.</p> <p>Notwithstanding this, it would be helpful as part of your submission if you could set out what public consultation (if any) you have carried out, what comments have been received and how your proposal has been amended in response to such comments.</p>	
Further guidance for the submission of a major application	
<p>You are advised to have regard to the following attachments in this report with regard to the submission of your application</p> <p>APPENDIX A – VALIDATION CHECKLIST APPENDIX B – ADDITIONAL INFORMATION FOR MAJOR APPLICATIONS APPENDIX C – SECTION 106 AGREEMENTS APPENDIX D – GUIDANCE NOTES ON SUBMITTING ELECTRONIC FILES APPENDIX E – CONSTRUCTION MANAGEMENT PLANS GUIDANCE NOTE APPENDIX F – CYCLE PARKING DESIGN GUIDANCE NOTE</p> <p>DRAWING SCHEDULE – <i>To be attached to all documentation associated with the application form.</i></p>	

This document represents the Council's initial view of your proposals based on the information available to us at this stage. It should not be interpreted as formal confirmation that your application will be acceptable nor can it be held to prejudice formal determination of any planning application we receive from you on this proposal.

If you have any queries in relation to the above matters do not hesitate to contact me.

Signature

Date of Report: 30/06/2010

Name: Elizabeth Beaumont

Designation: Planning Officer



Development Control
Planning Services
London Borough of Camden
Town Hall
Argyle Street
London WC1H 8ND

Tel 020 7974 4444
Fax 020 7974 1680
Textlink 020 7974 6866

env.devcon@camden.gov.uk
www.camden.gov.uk/planning

Mr Thomas Gresford
Gresford Architects
Unit C13
Bradbury St
London
N16 8JN

Application Ref: **2011/0167/P**
Please ask for: **Elizabeth Beaumont**
Telephone: 020 7974 5809

9 November 2011

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:
61 Grays Inn Road
London
WC1X 8TL

Proposal:
Change of use from office use (Class B1) to residential use (Class C3) to provide 7 flats (3 x 1-bed, 3 x 2-bed & 1 x 3-bed), involving the demolition and rebuild of the North Mews section of the building, creation of stair enclosure and terrace with balustrade on the roof, creation of central lightwell/courtyard space and extension of existing basement under footprint of the building.
Drawing Nos: Site location plan; 459-001 A; 459-002 A; 459-003 A; 459-004 A; 459-005 A; 459-006 A; 459-031; 459-100 H; 459-101 F; 459-102 F; 459-103 I; 459-104 G; 459-105 F; 459-106 E; 459-107 F; Historical Environment Assessment dated February 2011; Noise Assessment dated 18th February 2011; Demolition & Conservation Statement; Internal Daylight Report dated 21st January 2011; Basement Impact Assessment (29798/R/001A/RJM) dated July 2011; Letter from John Barnes dated 16th May 2011; Sustainability Statement dated 2011.

The Council has considered your application and decided to grant permission subject to the following condition(s):



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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 Noise levels at a point 1 metre external to sensitive facades shall be at least 5dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 10dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy CS5 (Managing the impact of growth and development) of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 (Managing the impact of development on occupiers and neighbours) and DP28 (Noise and vibration) of the London Borough of Camden Local Development Framework Development Policies.

- 3 The proposed cycle storage area for 7 cycles shall be provided in its entirety prior to the first occupation of any of the new residential units, and thereafter permanently maintained and retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy CS11 (Promoting sustainable and efficient travel) of the London Borough of Camden Local Development Framework Core Strategy and policy DP17 (Walking, cycling and public transport) of the London Borough of Camden Local Development Framework Development Policies.

- 4 Full details in respect of the green roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority before the relevant part of the development commences. The buildings shall not be occupied until the approved details have been implemented and these works shall be permanently retained and maintained thereafter.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies CS13 (Tackling climate change through promoting higher environmental standards), CS15 (Protecting and improving our parks and open spaces & encouraging biodiversity) and CS16 (Improving Camden's health and well-being) of the London Borough of Camden Local Development Framework Core Strategy and policies DP22 (Promoting sustainable design and construction), DP23 (Water)

and DP32 (Air quality and Camden's clear zone) of the London Borough of Camden Local Development Framework Development Policies.

- 5 The development shall be carried out in accordance with the details in the Demolition Statement prepared by P Raitt hereby approved.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

- 6 The windows on the north elevation of the building at ground floor level and on the north elevation of the corner windows at first, second and third floor level shall be obscure glazed and fixed shut from an internal height of 1.7m above the floor of the room in which the window is installed and shall be permanently retained and maintained thereafter.

Reason: In order to prevent unreasonable levels of overlooking and loss of privacy to future occupiers and existing residential units in accordance with the requirements of policy 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.

- 7 The bathroom and hallway windows on the north elevation shown as obscure glazed shall be retained and maintained thereafter.

Reason: In order to prevent unreasonable levels of overlooking and loss of privacy to future occupiers and existing residential units in accordance with the requirements of policy 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.

- 8 A 1.8 metre high screen, details of which shall have been submitted to and approved by the Council, shall be erected on the north elevation of the terrace as indicated on the approved drawings prior to commencement of use of the roof terrace and shall be permanently retained and maintained thereafter.

Reason: In order to prevent unreasonable levels of overlooking and loss of privacy to future occupiers and existing residential units in accordance with the requirements of policy 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 A sample panel of the facing brickwork demonstrating the proposed colour, texture, face-bond and pointing shall be provided on site and approved by the Council before the relevant parts of the works are commenced and the development shall be carried out in accordance with the approval given. The sample 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 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

- 10 The development hereby permitted shall be carried out in accordance with the following approved plans SSite location plan; 459-001 A; 459-002 A; 459-003 A; 459-004 A; 459-005 A; 459-006 A; 459-031; 459-100 H; 459-101 F; 459-102 F; 459-103 I; 459-104 G; 459-105 F; 459-106 E; 459-107 F; Historical Environment Assessment dated February 2011; Noise Assessment dated 18th February 2011; Demolition & Conservation Statement; Internal Daylight Report dated 21st January 2011; Basement Impact Assessment (29798/R/001A/RJM) dated July 2011; Letter from John Barnes dated 16th May 2011; Sustainability Statement dated 2011.

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

- 11 The basement hereby approved shall be used for no other use than for storage space ancillary to the residential units.

Reason: In order to prevent the creation of unit with substandard levels of residential accommodation in accordance with the requirements of policy CS6 (Providing quality homes) of the London Borough of Camden Local Development Framework Core Strategy and policy DP2 (Making full use of Camden's capacity for housing) of the London Borough of Camden Local Development Framework Development Policies.

- 12 Prior to commencement of development a PPG24 noise assessment shall be submitted to and approved in writing by the Council. Any sound attenuation measures outlined in the approved assessment 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 policy CS5 - Managing the impact of growth and development of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 - Managing the impact of development on occupiers and neighbours and DP28 - Noise and vibration 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. 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 any works to the party wall with the neighbouring listed building may required Listed Building Consent.
- 5 Reasons for granting planning permission.

The proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy with particular regard to CS1 (Distribution of growth), CS5 (Managing the impact of growth and development), CS6 (Providing quality homes), CS11 (Promoting sustainable and efficient travel), CS13 (Tackling climate change through promoting higher environmental standards), CS14 (Promoting high quality places and conserving our heritage), CS15 (Protecting and improving our parks and open spaces & encouraging biodiversity), CS16 (Improving Camden's health and well-being) and with the London Borough of Camden Local Development Framework Development Policies with particular regard to DP2 (Making full use of Camden's capacity for housing) DP5 (Housing size mix), DP6 (Lifetime homes and wheelchair homes), DP3 (Contributions to the supply of affordable housing), DP17 (Walking, cycling and public transport), DP18 (Parking standards and the availability of car parking), DP19 (Managing the impact of parking), DP22 (Promoting sustainable design and construction), DP23 (Water), DP24 (Securing high quality design), DP25 (Conserving Camden's heritage), DP26 (Managing the impact of development on occupiers and neighbours), DP28 (Noise and vibration), DP32 (Air quality and Camden's clear zone). Furthermore the proposal accords with the specific policy requirements in respect of the following principle considerations:- The building is not considered to be a positive contributor therefore the principle of demolition is not contested given the replacement scheme demonstrably enhances the wider conservation area. The proposed loss of office accommodation and replacement with residential accommodation is considered acceptable. All the accommodation is appropriately size and would be built to lifetime homes standards. The

development is considered appropriate in terms of bulk, height, form and detailed design and would no

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully



Rachel Stopard
Director of Culture & Environment

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Development Control
Planning Services
London Borough of Camden
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Tel 020 7974 4444
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www.camden.gov.uk/planning

Gresford Architects
Unit C13
Bradbury St
London
N16 8JN

Application Ref: **2011/0455/C**
Please ask for: **Elizabeth Beaumont**
Telephone: 020 7974 **5809**

26 September 2011

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990
Planning (Listed Buildings and Conservation Areas) Regulations 1990

Conservation Area Consent Granted

Address:
61 Grays Inn Road
London
WC1X 8TL

Proposal:
Demolition to the rear of no. 61 at ground, first, second and third floor levels including the elevation facing North Mews.

Drawing Nos: Site location plan; 45-201; 459-202; 459-203; 459-204; 459-206; Demolition Statement; Demolition & Conservation Statement

The Council has considered your application and decided to grant conservation area consent subject to the following condition(s):

Conditions and Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.



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Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully

Rachel Stopard
Director of Culture & Environment

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Mr D Dalzel-Job
Unit C1
3 Bradbury St
London
N16 8JN
18th January 2012

Dear Mr Dalzel-Job

Alterations & additions, No.61 Grays Inn Road, London - Daylight / Sunlight Assessment

This letter follows on from and should be read alongside the full daylight report by eb7 dated 21st January 2011 submitted with planning application reference 2011/0167/P.

We have subsequently been asked to consider the impact on daylight levels in the event that an enlarged fourth floor were added to the development. This re-assessment was based on the following updated drawings:

- 459-100 revI
- 459-101 revF
- 459-102 revH
- 459-103 revL
- 459-104 revK
- 459-105 revI
- 459-106 revH
- 459-107 revI
- 459-108 revJ

In order to calculate the impact of the additional massing on the daylight to lower levels within 61 Grays Inn Road, eb7 have undertaken full technical daylight analysis.

The results have been produced using the methodologies and target levels set by the BRE used in the previous assessment. The only rooms with the potential to see an impact are those which receive light from the central light well:

- Basement R2 – bedroom
- Ground floor R2 – bedroom
- First floor R2 – bedroom,
- Second floor R2 – bedroom,
- Third floor R1 – Living/Kitchen/Dining.

Due to the acute angle from the additional obstruction on the upper floor rooms R2 in the basement and R2 on the ground floor see no noticeable change in ADF retaining 0.6% and 0.7% respectively. As in



the previous assessment R2 on the first, R2 on the second and R1 on the third floor remain BRE compliant in terms of ADF.

The additional accommodation on the fourth floor is served by large windows which will provide excellent levels of daylight amenity to the occupants.

Overall the impact of the additional massing will cause alterations in daylight which would not be considered noticeable to the occupants.

Yours sincerely

John Barnes