

Mr Edward Ledwidge
Blue Sky Planning
Bourne House
475 Godstone Road
Caterham
CR3 0BL

Application Ref: **2011/3012/P**
Please ask for: **Amanda Peck**
Telephone: 020 7974 **5885**

06 January 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:
24 Gray's Inn Road
London
WC1X 8HR

Proposal:

Change of use from Office (Class B1) to residential (4 x 1 bedroom units) (Class C3) at first, second, third and fourth floor levels and either A1 (retail), A2 (financial and professional services) or B1 (office) at ground and basement floor levels.

Drawing Nos: Site location plan, P01, P02, P03, P04, P05, P06, P07, EX01, EX02, EX03, EX04, Assessment of lifetimes homes compliance, letter from Keningtons dated 22nd July 2011, Anton Page marketing information.

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: Site location plan, P01, P02, P03, P04, P05, P06, P07, EX01, EX02, EX03, EX04, Assessment of lifetimes homes compliance, letter from Keningtons dated 22nd July 2011, Anton Page marketing information.

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

- 3 No works on the development shall take place until a sustainability statement has been submitted to and approved by the Council which indicates proposed energy efficiency measures to be installed within the new residential units (Class C3) and ground floor commercial unit (Class A1, A2 or B1) and indicates as a guide what percentage of the project costs these measures would amount to. Such approved measures shall be implemented in their entirety and retained permanently thereafter.

Reason: To ensure a sustainable and resource efficient development in accordance with the requirements of policies CS13 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 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 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 CS1 - Distribution of growth, CS3 - Other highly accessible areas, CS5 - Managing the impact of growth and development, CS6 - Providing quality homes, CS8 - Promoting a successful and inclusive Camden economy, CS9 - Achieving a successful Central London, CS11 - Promoting sustainable and efficient travel, CS14 - Promoting high quality places and conserving our heritage, CS18 - Dealing with our waste and encouraging recycling, 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, DP3 - Contributions to the supply of affordable housing, DP5 - Homes of different sizes, DP6 - Lifetime homes and wheelchair homes, DP13 - Employment premises and sites, DP17 - Walking, cycling and public transport, DP18 - Parking standards and limiting the availability of car parking, 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.

- 5 You are reminded that filled refuse sacks shall not be deposited on the public footpath, or forecourt area until within half an hour of usual collection times. For further information please contact the Council's Environment Services (Rubbish Collection) on 020 7974 6914/5. or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-street-environment-services.en>

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