

79 GRAYS INN ROAD, LONDON WC1X 8TT
FIRST FLOOR APPLICATION FOR CHANGE OF USE

DESIGN STATEMENT FOR FIRST FLOOR CONVERSION
HERITAGE STATEMENT FOR FIRST FLOOR CONVERSION

1. In preparing this document I have referred to a number of publications relating to the history and character not only of this building in particular but also of the borough in general. "London terrace houses 1660-1860 a guide to alterations and extensions" produced by English Heritage proved an informative starting point. I am of the opinion that this application provides the necessary care and sensitivity required to maintain the character of this building.
2. Listed Building details confirm that the property was one of four terraced houses built around 1791. At a later stage shops were added. This building was Listed as Grade II on 14th May 1974.
3. The previous owners, the Doctors Naftalin, changed this building in a manner accepted by Camden as being constructive and in the best interests of the Borough. That they decided to operate a Medical Surgery was an additional bonus.
4. The First Floor was historically residential. Following planning application M15/25/10/25751, permission was given on 21 March 1978 "for change of use of 1st floor from residential to use as a doctors surgery in connection with the ground floor".
5. The Additional condition stated: "This permission shall be personal to Dr. J.E. Naftalin and Dr. A.P. Naftalin during their occupation and shall not enure for the benefit of the land. On their vacating the premises the use shall revert to the authorised use for residential purposes".
6. The Reason(s) for the imposition of condition(s): "In granting this permission the Council has had regard to the special circumstances of the case and wishes

to have the opportunity of exercising control over any subsequent use in the event of Dr. J. E. Naftalin and Dr. A. P. Naftalin vacating the premises.

7. The surgery moved to 77 Grays Inn Road in 2004.
8. The First Floor comprises two rooms. The one at the front of the building has retained the original features, the rear has not. They are approached via a lobby which has been approved by Camden Council as evidenced by reference to application number PS 9705255. The effect of the lobby is to sub-divide the room at the rear in a manner which cannot be sensibly removed now.
9. This floor is entirely independent of the rest of the building, having its own front door. It requires a bathroom whatever context it continues to exist as, and the operative word must be privacy. In my opinion it would not be acceptable for the occupier, office or residential, to have their privacy interfered with by the essential needs of their guests. The same principle must also apply to their guests.
10. The plans prioritise that concept by creating a free standing piece of furniture in which to house the bathroom. The furniture will be made by local craftsmen in a fashion consistent with the age of the building.
11. The Second and Third floors have historically been residential. For a period of time they were incorporated into the Naftalin Surgery, but in 2006 they reverted to being residential. More recently the Basement has been converted to residential use.
12. The Ground Floor remains as offices and will continue to do so.