

Address:	61 Grays Inn Road London WC1X 8TL		
Application Number:	2011/0167/P	Officer: Elizabeth Beaumont	
Ward:	Holborn & Covent Garden		
Date Received:	16/12/2010		
Proposal: Change of use from office use (Class B1) and one residential unit (Class C3) to residential use (Class C3) to provide 7 flats (3 x 1bed, 3 x 2-bed & 1 x 3-bed), involving the part demolition of existing elevation facing North Mews, erection of new external wall on North Mews elevation including bay windows, extension at roof level, and creation of central lightwell/courtyard space (following demolition to the rear at ground, first, second and third floor levels, and part demolition of existing elevation facing North Mews).			
Drawing Numbers: 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 18 th February 2011; Demolition & Conservation Statement; Internal Daylight Report dated 21 st January 2011; Basement Impact Assessment (29798/R/001A/RJM) dated July 2011; Letter from John Barnes dated 16 th May 2011; Sustainability Statement dated 2011.			
RECOMMENDATION SUMMARY: Grant planning permission subject to a S106 legal agreement			
Date of Application:	22/02/2011		
Application Number:	2010/0455/C		
Proposal: Demolition to the rear at ground, first, second and third floor levels, and part demolition of existing elevation facing North Mews.			
as shown on drawing numbers; 459-201; 459-202; 459-203; 459-204; 459-206; Demolition Statement prepared by P Raitt B; Demolition & Conservation Statement			
RECOMMENDATION SUMMARY: Grant Conservation Area Consent subject to a S106 Legal Agreement			
Applicant:		Agent:	
Lear House Properties Mr Justin Sellars Weedon, Aylesbury Buckinghamshire HP22 4NW		Gresford Architects Unit C13 Bradbury St London N16 8JN	

ANALYSIS INFORMATION

Land Use Details:			
	Use Class	Use Description	Floorspace
Existing	B1 Business		613.5m ²
Proposed	C3 Dwelling House		643.37m ²

Residential Use Details:		
	Residential Type	No. of Bedrooms per Unit

		1	2	3	4	5	6	7	8	9+
Existing	<i>Flat/Maisonette</i>									
Proposed	<i>Flat/Maisonette</i>	3	3	1						

OFFICERS' REPORT

Reason for Referral to Committee: Clauses 3 (iii) any grant of permission would result in the creation of five or more residential flats and Clause 3(v) involving total or substantial demolition of any building in a conservation area

1. SITE

- 1.1 The site is located on the west side of Gray's Inn Road with the rear façade fronting on to North Mews with Northington Street to the South and Roger Street to the north. The site is located in the Central London Area.
- 1.2 The site contains a three storey mid-terraced building with mansard roof fronting Gray's Inn Road. The building to the rear of this façade was redeveloped creating a four storey building fronting North Mews. The front elevation of 61 Grays Inn Road was rebuilt but the Georgian style façade was recreated. The North Mews elevation is constructed from London Stock style bricks with a flat roof constructed from brick. The building is currently in use as office accommodation.
- 1.3 The building is located within the Hatton Garden Conservation Area. Part of the terrace, nos. 63-97 Gray's Inn Road, to the north of the building are grade II listed terrace houses with shops located at ground floor level. No. 61 is noted as making a positive contribution to the special character and appearance of the conservation area.

2. THE PROPOSAL

Original

- 2.1 This application seeks conservation area consent and planning permission for the demolition of the North Mews section of the office building to the rear of the 3 storey building with basement on Gray's Inn Road and the erection of a three storey building extending across the depth of the plot with a new façade on the North Mews elevation to create 7 new residential units. The front element of the building fronting Gray's Inn Road will be retained. The residential units will comprise 3 x 1 bed units, 3 x 2 bed units and 1 x 3 bed unit. Two of the units would have access to amenity space in the form of an internal courtyard, balcony and a roof top terrace.
- 2.2 The section of the building fronting North Mews would be rebuilt with an additional storey set back from the front and rear elevations to allow access onto the terrace. The North Mews elevation will be constructed from a dark grey/black brick with Aluminium clad bay windows. The extension will be constructed from aluminium panels and timber cladding. The terrace will be surrounding by black metal railings.

The side elevation of the rebuilt building will be constructed from London Stock bricks.

Revisions

- 2.3 The proposal was revised during the course of the application to amend the depth of the projecting windows on the North Mews elevation and to enlarge a number of the windows for the residential windows. A green roof was also included on the proposed flat roof.
- 2.4 Following discussions with the neighbours the applicant revised the brick on the side elevation from grey/black brick to London stock and added a privacy screen to the roof terrace.

3. RELEVANT HISTORY

- 3.1 05/05/1988 – **planning permission (8703733)** granted for the redevelopment behind the front façade of 61 Gray's Inn Road for Class B1 use and residential use on the third floor rear fronting North Mews.
- 3.2 08/08/1989 – **planning permission (8900369)** granted for the approval of details pursuant to condition 01 of Planning Permission dated 24th May 1988 (PL/8703733/R1).

4. CONSULTATIONS

Statutory Consultees

- 4.1 **English Heritage (GLAAS)** - The present proposals are not considered to have an affect on any significant archaeological remains. Any requirement for an assessment of the archaeological interest of this site in respect to the current application could be waived.
- 4.2 **English Heritage** - English Heritage does not wish to raise any objections to the proposed scheme. However, we would encourage the Council to seek a method statement describing how the existing Grays Inn Road facade and the neighbouring listed buildings at 63-65 Grays Inn Road will be protected and supported during the proposed works of demolition and rebuilding. We would urge you to address the above issues, and recommend that the application should be determined in accordance with national and local policy guidance, and on the basis of your specialist conservation advice. It is not necessary for us to be consulted again. However, if you would like further advice, please contact us to explain your request.
- 4.3 **Environmental Agency** - We have assessed this application and have identified flood risk as the only constraint at this site. EA did not need to be consulted on this scheme.
- 4.4 **Crossrail** - The application has been considered, and we do not wish to make any comments.

Conservation Area Advisory Committee

5.2 Not applicable

Local Groups

4.3 No comments received

Adjoining Occupiers

	Original
<i>Number of letters sent</i>	69
<i>Total number of responses received</i>	3
<i>Number of electronic responses</i>	2
<i>Number in support</i>	0
<i>Number of objections</i>	2

4.5 Site notices were erected on the 02/03/2011 allowing comment until the 23/03/2011 and a press notice was displayed in the Ham&High on the 03/03/2011. An additional 14 day consultation period was undertaken on the 02/06/2011 until the 16/06/2011.

4.6 *Letter of comment/support were received from the following addresses*

8a North Mews – We had two objections but the applicant has dealt with these. The side elevation has been revised from black to a light brick. The applicant has also agreed to limit the extent to which the ground floor windows which overlook our garden can be opened and we have reached an agreement regarding scaffolding. On the basis of this we have no further comments.

4.7 **Letters of objection were received from the following addresses**

4.8 **Flat 4, 63 Grays Inn Road** –As a shift worker I will be asleep in the day when the works start. I will be entitled to any compensation for noise and losing sleep due to demolition.

4.9 **(2 x letters) 8 North Mews** – Noise and disruption during the building phase. The demolition relating to other works in the street have been on going for the past years. On completion of the works there will be reduced light into the back our property due to the erection of a new external wall of the North Mews elevation and a loss of privacy due to the bay windows.

5. POLICIES

5.1 **LDF Core Strategy and Development Policies**

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 though 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)
 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)

5.2 Supplementary Planning Policies

Camden Planning Guidance 2006
 Camden Planning Guidance 1 Design 2011
 Camden Planning Guidance 2 Housing 2011
 Camden Planning Guidance 3 Sustainability 2011
 Bloomsbury Conservation Area Statement 2011

6. ASSESSMENT

Principle of demolition

- 6.1 No. 61 Grays Inn comprises an unlisted building in the Bloomsbury Conservation area. The rear of the building was redevelopment behind the rear façade on Gray's Inn Road together with the erection of the mews building along North mews. It is considered that the front elevation no. 61 was probably rebuilt during this redevelopment but the Georgian façade was recreated. The Conservation Area Statement only specifies the Gray's Inn road element of the building as a positive contributor. The proposal to demolish the fabric building the original extent of no. 61 Gray's Inn Road is not contested provided that the replacement scheme demonstrably preserves or enhances the conservation area.

Principle of development

- 6.2 Policy DP13 seeks to protect existing business premises for business use, with a particular emphasis on light industry and storage/distribution. A change of use will be resisted unless the premises are not suitable for the existing use and alternative business uses have been explored over a suitable period.

- 6.3 Marketing information has been provided to illustrate the building has been unsuccessfully marketed as office accommodation for a sufficient number of years. The evidence provided confirms the building has been marketed over the last five years with a variety of agents and rents with only parts of the building ever being successfully rented. The applicants confirmed that the rents have been lowered below market rate to attempt to attract tenants which was only partially successful and is not financially sustainable.
- 6.4 Furthermore the internal layout of the building is restrictive, with long and narrow units with a central core which divides each floor into small units. The building has a number of physical constraints which limit the flexible use of the premises including low floor to ceiling heights, no loading facilities, lack of range of unit sizes and no space for servicing. It is therefore considered that the building is only suitable for B1 (office accommodation) and the principle of the loss of the office accommodation in this case is acceptable.
- 6.5 Turning to the proposed use policy DP13 states that where it can be demonstrated that a site is no longer suitable for any business use other than B1 (a) offices the Council may allow a change to permanent residential uses. This is supported by policy DP2 which states that the Council will seek to maximise the supply of additional homes in the borough. The creation of 7 residential units is therefore welcomed.

Housing Mix

- 6.6 Policy DP5 (Homes of different sizes) seeks to provide a range of unit sizes to meet demand across the borough. The Dwelling Size Priority Table specifies for private housing the highest priority is 2 bedrooms with a medium property for 2 and 4 bedrooms. The table recommended that the aim should be 40% of 2 bedroom units. The scheme proposes a mix comprising 3 x 1 bed units (42%), 3 x 2 bed units (42%) and 1 x 3 bed unit (16%). It is considered that the mix is broadly in line with the Council's priorities with a focus of 2 bedroom units alongside a family sized unit and smaller 1 bedroom units.
- 6.7 The gross external area of the proposal would be approximately 643.37sqm with 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.
- 6.8 However in order to ensure that should further iterations of the scheme take the residential elements over the 10-unit or 1000sqm clause is recommended on the S106 to require a contribution to affordable housing.

Open Space contributions

- 6.9 In this case the proposed development would result in 10 bed spaces being created. This equates to a requirement of 90sqm (10 x 9sqm) open space provision. A financial contribution based on the full requirement would amount to £6800, which includes maintenance costs over a five-year period and design and administration, and this would be secured via S106 agreement.

Educational contributions

- 6.10 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;

3 x 2-bed units (£2347)	1 x 3-bed unit (£6474)	£13,515
Total Contribution		£13,515

Design

- 6.11 The building previously had consent in the 1980s to be redeveloped behind the Gray's Inn Road façade together with the mews building at the rear in North Mews. The front elevation of 61 Grays Inn Road was rebuilt but the Georgian style façade was recreated.
- 6.12 It is proposed to demolish the fabric behind the original extent of no. 61 Grays Inn Road and to rebuild with a new elevation to North Mews to the same height with a roof terrace and staircase enclosure building centrally positioned on the flat roof. There are no original mews buildings left in this section of North Mews. There are various designs of modern buildings which were considered to fit into a mews setting. These replacement buildings are all 3 storeys and are for the most part in yellow stock brick. Adjacent to the mews building to the rear of no 61 is a recently redeveloped building which is of modern design with brown painted render and with windows which project out from the face of the building. The proposed façade is of a modern design with similar projecting windows but which are angled in different directions. The scheme was revised to reduce the depth of the projecting windows to a similar level to the neighbouring small metal balconies, to the north of this site.
- 6.13 Planning permission (ref; 2009/1552/P) was approved for a contemporary building adjacent to the site at no. 2 Northington Street which has recently been completed. Permission was also approved on appeal for a modern infill building at no. 5 Northington Street (2003/0170/P) as it was considered that the contemporary approach was appropriate in the location.
- 6.14 The proposed materials for the North Mews elevation are blue engineering bricks and aluminium surrounds to powder coated aluminium frames. The mews were traditionally of yellow stock bricks. It is considered that it is not essential to insist on yellow stock bricks in this mews location. There are no original mews buildings remaining and the context is a combination of rendered facades and yellow bricks. It is considered that the overall design of the front façade is a good modern design and will add interest to this mews location. A condition is recommended requiring the submission and approval of details of all proposed materials.

- 6.15 The existing building projects across the full width and depth of the plot. It is proposed to create an internal lightwell with courtyard area at basement level to allow light into the rear rooms in the Grays Inn Road section of the building. This feature is considered to be acceptable and breaks up the mass of the building.
- 6.16 The visibility of the proposed stair structure at roof level allowing access on to the terrace would be limited from the wider public realm given the position in the centre of the roof and set behind the existing chimney. It is considered that the proposed stair structure would not have a detrimental impact on the special character of the neighbouring listed buildings and the character and appearance of the wider conservation area.
- 6.17 The proposed metal balustrade and privacy screen surrounding the terrace is to be set back from the façade to North Mews. It is considered that the visibility of the addition would be limited and would not harm the character and appearance of the wider conservation area.
- 6.18 At ground floor level the proposed entrance is recessed in order to provide a covered entrance in order to meet Building Control Regulations. It was not possible to create a flush entrance with a cover due to the size of the pavement and the restrictions regarding development overhanging highways. The creation of a recessed entrance is contrary to guidance set out in the CPG1 2011 however the depth of the recess is 0.6-0.7m and it is proposed to install a security light in the entrance to improve safety. It is therefore considered that this element of the proposal is acceptable.

Impact on listed building

- 6.19 The neighbouring buildings within the wider terrace nos. 63-67 Gray's Road are grade II listed. A method statement for the protection of the listed building was submitted as part of the application the details of which are considered acceptable. A condition is recommended to require the implementation of these protection measures and an informative advising that any works to the party wall may require listed building consent.
- 6.20 It is considered that the proposed development and the addition of a further storey would not have a detrimental impact on the special character of the listed buildings.

Basement development

- 6.21 The proposal involves the creation of a basement below the reconstructed North Mews building. There is an existing basement underneath the footprint of no. 61 Gray's Inn Road elevation and the new basement would align with the floor level of the existing basement level. The addition would be under the footprint of the rebuilt building with no external manifestations and would be single storey in accordance with the guidance established in CPG 4 2011.
- 6.22 The site is located in Flood Zone 1 and is under a hectare. The EA identified the main floor risk issues as the management of surface water run-off and ensuring that drainage from the development does not increase flows either on site or

elsewhere. The proposed site coverage will remain as existing therefore the proposal would not resulting additional run-off. Furthermore the scheme includes sections of green roofs which should ensure sustainable surface water management is achieved as part of the development.

- 6.23 A Basement Impact Assessment Screening Report was submitted in accordance with DP27 and Camden Planning Guidance 4 – Basements, to assess the proposed extension to the existing basement under the footprint of the remainder of the building. The screening process highlighted that the proposed basement is located above an aquifer and within 5 metres of the public highway. However the level of the basement formation and the water table was assessed through site investigations and the proposed basement extension would be positioned 1.4m above any ground water flows. The report concludes that the development would not affect these ground water flows even with seasonal fluctuation and that no further action is required other than standard good construction practice. The basement would be within 5m of a highway therefore the basement has been designed to accommodate the required highway loadings and will be constructed using techniques to prevent any destabilisation. The screening report showed that the proposed basement extension raised no issues with regards to surface water or flooding issues.

Residential standards of future occupiers

- 6.24 The proposed floorspace of all 7 of the new residential units are above the minimum floorspace as specified in the Camden Planning Guidance 2 Housing 2011. It is considered that the proposed layout, ceiling heights and room sizes of the units are in accordance with the guidance.
- 6.25 There is an existing basement underneath no. 61 Grays Inn Road, it is proposed to extend this basement underneath the rebuilt North Mews part to be used for storage with no habitable accommodation. Cycle parking is proposed in the basement for the 7 flats. It is considered that as there are no lightwells this space then this space would not be suitable for residential accommodation in the future. A condition is recommended ensuring that this space is only used for storage ancillary to the residential units.
- 6.26 The site is tightly constrained and surrounded by 3 and 4 storey buildings abutting nos. 59 Gray's Road/2 North Mews. A Daylight/Sunlight Report dated 21st January 2011 was submitted with the application to assess the levels of light that would be received by the new residential units. The method used to assess the internal daylight was Average Daylight Factor (ADF) "a ratio of total daylight flux incident on a reference area to the total area of the reference area, expressed as a percentage of outdoor illuminance on a horizontal plane, due to an unobstructed sky of assumed or known illuminance distribution". It is recommended that the average daylight factor for the following room uses should be at least 1% for bedrooms, 1.5% for living rooms and 2% for kitchens.
- 6.27 The Annual Probable Sunlight Hours (APSH) assessment was used to assess internal sunlight to the rooms. The BRE sunlight tests are only applicable to windows which face within 90 degrees of due south. The BRE guidance

recommends that main windows should receive at least 25% of the total annual probable sunlight hours, including at least 5% of the annual probable sunlight hours in the winter months between 21st September and 21st March. Sunlight availability will be adversely affected if the total number of sunlight hours falls below these targets and is less than 0.8 times the amount prior to the development.

Daylight

- 6.28 The size and position of a number of the windows on the North Mews and the side elevation of the building were revised during the course of the application to ensure habitable rooms would receive adequate levels of daylight in accordance with BRE Guidelines. A number of the rooms within the Gray's Inn Road elevation would be slightly below the required figure due to the restrictions to the window size and the height of the building on the opposite side of the street. However it is considered that as the figure is only slightly below and given the location of other residential units on the upper floors within the terrace that this would be acceptable.
- 6.29 The ADF level of the basement level dining/kitchen room of the 2 bedroom ground and basement maisonette would be slightly below the minimum required for this type of room. The Georgian frontage onto Gray's Inn Road with typical sash windows prevents the possibility of enlarging these windows to meet the guidance. However it is considered that given the adequate layout, room sizes and that other habitable rooms would receive sufficient levels of daylight the overall residential standards of the unit is acceptable.

Sunlight

- 6.30 There are two windows serving the living room/kitchen at first floor level on the North Mews elevation. Out of these two windows one would receive marginally less and the other slightly lower than the recommended 25% figure. It is considered that as the overall residential standards of the unit would be acceptable with adequate levels of daylight the level of sunlight would be acceptable in the context of the site.

Noise Assessment

- 6.31 A Noise Assessment was submitted as part of the application to assess the impact of the lift plant on the future occupiers of the residential units. The report concludes that the likely noise levels emanating from the lift would not have a detrimental impact on the amenity of any future occupiers.

Lifetime homes

- 6.32 The scheme was submitted with a Lifetime Homes assessment which illustrates the scheme would comply with the majority of the points. The scheme includes level access and a lift to all floors.

Sustainability

- 6.33 The applicants have justified the demolition of the building behind the front façade given the existing accessibility constraints of the site due to the varying levels. The

applicants have also submitted a Code for Sustainable Homes Assessment which indicates that the development will achieve a Level 4 rating, the target Camden expects developments to meet in the period 2013 -2015. This is above the minimum Level 3 required by Camden Planning Guidance 2011 which is welcomed. This will be achieved by 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.

- 6.34 The scheme was revised during the course of the application to introduce a green roof on the terrace at roof level. Details of the green roof would be secured via condition.
- 6.35 The submitted Sustainability Statement is considered broadly acceptable, subject to a S106 legal agreement to secure the initial findings of the appraisal during construction stage.

Refuse

- 6.36 The proposal includes an internal refuse store accessed from the North Mews Elevation. The scale of the store has been increased and the step removed during the course of the application in order to address the concerns of the Council's Street Environment Team. It is now considered that the proposed details are sufficient.

Impact on amenity of neighbouring occupiers

- 6.37 The site is tightly constrained with the south elevation directly abutting no. 2 Northington Street and no. 59 Gray's Inn Road and the north side elevation of the building adjoins the rear gardens of the properties along Gray's Inn Road and North Mews. The scheme was revised during the course of the application to address concerns with the possible impact of the development on the amenity of neighbouring occupiers. This included proposing London stock brick rather than grey/blue bricks to lighten the elevation adjacent to the neighbouring gardens and obscure glazing/restrict the opening method of the windows on the ground floor to a height of 1.7m from the internal floor level.
- 6.38 There are windows on the existing office building along the rear of the North Mews section of the building and the north elevation which allow a certain level of overlooking to the neighbouring occupiers. The proposed building also includes windows on the side elevation of the building and the rear elevation of the Gray's Inn Road section and North mews section of the building. The windows along the side (north) elevation fronting the rear gardens of the neighbouring buildings serve a living/dining room at ground floor level, 2 x bedrooms and a bathroom at first and second floor level and a bathroom and bedroom at third floor level.
- 6.39 It is proposed that the 2 x living room windows at ground floor level on the north elevation are obscure glazed and non-openable to an internal height of 1.7m to prevent unreasonable levels of overlooking and loss of privacy to the neighbouring garden. The existing side elevation of the neighbouring building no. 8a North Mews obscures and partially-obscures views from the windows on the upper floors of this

elevation. Therefore a number of potential views from the new residential units from this elevation are oblique. It is therefore considered that given both the angle and distance to any windows on neighbouring properties that the proposal would not have a detrimental impact on amenity in terms of loss of privacy or overlooking in comparison to the existing situation. The windows to the stairwell and all bathroom windows would be obscure glazed.

- 6.40 The staircase structure is set back from the edge of the building and therefore would not have a detrimental impact on the amenity of any neighbouring occupiers or residents in comparison to the existing situation in terms of loss of sunlight/daylight.
- 6.41 It is proposed to break up the bulk of the rebuilt building with a lightwell to the rear of the Gray's Inn road section of the building adjacent to the boundary with no. 63. This allows windows to be inserted on the rear elevation of the Grays Inn Road elevation. The position of the lightwell is set slightly further forward than the rear building line of the remainder of the terrace and it is proposed to install corner windows wrapping along the side and rear elevation of the Gray's Inn Road section at first to third floor level. It is considered that to prevent any views back into the windows on the upper floors of the neighbouring terrace that the side element of the corner window should be obscure glazed and fixed shut to a height of 1.7m. It is recommended that this is secured via a condition.
- 6.42 The proposed roof terrace is set back from the edge of the North Mews roofslope by 2.2m and 4.5m from the Gray's Inn Road elevation. The scheme was revised during the course of the application to include a privacy screen along the edge of the terrace to prevent overlooking into the gardens of the neighbouring properties along North Mews. A condition is recommended to secure the installation prior to occupation and its continued retention. It is considered subject to this condition that the proposed terrace would not have a detrimental impact on the amenity of any neighbouring occupiers and residents.

Transport

- 6.43 The site is located within the Clear Zone Region and has a PTAL of 6b (excellent). It is proposed to include 8 cycle spaces as part of the development 1 more than is required as part of the development. During the course of the application details were provided on the cycle stands, 4 Sheffield stands are proposed in the basement area. The proposed use of 'Sheffield' design cycle stands is in accordance with Camden's Streetscape Design Manual. The scheme has been revised to ensure there is 1 m between the adjacent stands and 0.75m between the last stand and the wall.
- 6.44 There is currently no off-street parking associated with the existing building and no parking is proposed for the new residential units. The new residential units are recommended to be made car-free through a Section 106 planning obligation as the surrounding streets are noted as suffering from parking stress.

Construction Management Plan

- 6.45 It is considered that given the scale of demolition and construction and the position of the site on a mews that a Construction Management Plan regarding how the development will be constructed and serviced will be secured via S106 legal agreement. A draft CMP has been submitted for comment during the course of the application.

7. CONCLUSION

- 7.1 The proposal to demolish the fabric building the original extent of no. 61 Gray's Inn Road is not contested provided that the replacement scheme demonstrably preserves or enhances the conservation area. It is considered the proposed replacement would preserve the wider conservation area. The proposed loss of office accommodation and replacement with residential accommodation is considered acceptable. The mix of units and residential standards of accommodation are considered acceptable and would be built to lifetime homes standards. The development is considered appropriate in terms of bulk, height, form and detailed design and would not have a detrimental impact on the character and appearance of the wider conservation area or special character of the neighbouring listed buildings. The building would be designed to ensure the amenity of neighbouring occupiers in terms of outlook, light, privacy or sense of enclosure is not detrimentally affected.
- 7.2 Planning Permission is recommended subject to a S106 Legal Agreement.

8. LEGAL COMMENTS

- 8.1 Members are referred to the note from the Legal Division at the start of the Agenda.

9. RECOMMENDATION

- 9.1 That planning permission be granted subject to conditions and to the satisfactory conclusion of a Section 106 Planning Obligation covering the following heads of terms:
- Open space contribution of £3400.
 - Education contribution of £11,168.
 - All units to be designated as car-free
 - The submission of a Construction Management Plan
 - A full Code for Sustainable Homes Assessment prior to works commencing on site and a post construction review.
 - In the circumstances that any of the residential units are subdivided or the building is extended in the future then a contribution would be made for affordable housing purposes.