

Taro Tsuruta
Tsuruta Architects
Unit 9E Vanguard Court
36-38 Peckham Road
London
SE5 8QT

Application Ref: **2011/3370/P**
Please ask for: **Angela Ryan**
Telephone: 020 7974 **3236**

2 September 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

Address:
343-345 Gray's Inn Road
London
WC1X 8PX

Proposal:

Alterations including partial use of basement as hotel guest rooms (Class C1), installation of windows to side elevation at basement level, relocation of kitchen extract duct on rear elevation, and installation of new shop front at ground floor restaurant (Class A3).

Drawing Nos: L001; EX00; EX10; PL00; PL01 Rev B; PL02 Rev A; PL06; PL10; PL20 Rev A; PL21 Rev A; noise impact assessment dated 6 July 2011 ref 5385.NIA.01.

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

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and



Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 Prior to the use of the extract ventilating system hereby approved it shall be provided with acoustic isolation and sound attenuation in accordance with the details contained in the noise impact assessment by Practical Acoustics dated 06/07/11. The acoustic isolation shall thereafter be maintained in effective order to the reasonable satisfaction of the Council.

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.

- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:- L001; EX00; EX10; PL00; PL01 Rev B; PL02 Rev A; PL06; PL10; PL20 Rev A; PL21 Rev A; noise impact assessment dated 6 July 2011 ref 5385.NIA.01.

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

- 5 Prior to the use of the extract ventilating system hereby approved details of the filtration system for the extract ventilating system shall be submitted to and approved by the Local Planning Authority.

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 policy DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service,

Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 2363).

- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 3 Your attention is drawn to the need for compliance with the requirements of the Environmental Health regulations, Compliance and Enforcement team, [Regulatory Services] Camden Town Hall, Argyle Street, WC1H 8EQ, (tel: 020 7974 4444) particularly in respect of arrangements for ventilation and the extraction of cooking fumes and smells.
- 4 The Olympic Route Network (ORN) and Paralympic Route Network (PRN) will operate during the Olympic and Paralympic Games period between June and September 2012 and the A5200 Gray's Inn Road currently forms a part of this. During this period, there will be an impact on construction works, utility works and highway licensed activities (for example, skips and building materials) if they affect the roads designated as a part of the ORN/PRN and some of the surrounding streets. Other routes might also be affected and will also be required to be clear of any kinds of obstruction. These are not yet finalised, but will be advised as further information becomes available. Given this, highway works and licences could therefore be affected on occasions during the Games period. Requests to utility providers to provide any additional water, gas, electricity or telecommunications connections should also be made sufficiently well in advance of this period.
- 5 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 and growth); CS3 - (Other highly accessible areas); CS5 - (Managing the impact of growth and development); 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) and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policies DP14- (Tourism development and visitor accommodation), DP16- (The transport implications of development); DP22-(Promoting sustainable design and construction); DP24- (Securing high quality design), DP25- (Conserving Camden's heritage); DP26- (Managing the impact of development on occupiers and neighbours); DP30- (Shopfronts). For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officer's report.

- 6 You are advised that there is a current enforcement investigation taking place into the unauthorised mini cab use at 345 Gray's Inn Road.

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