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Application Ref: **2009/5883/P**
Please ask for: **Sara Whelan**
Telephone: **020 7974 2717**

24 March 2010

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:
165 Gray's Inn Road
London
WC1X 8UE

Proposal:

Additions and alterations including the erection of a mansard roof extension and utilising basement floorspace in association with the creation of 8 residential units (2 studio, 2 one-bed, 3 two-bed, 1 three-bed (Class C3)); associated external works including installation of french doors to create two courtyards at lower ground floor level, conversion of two front vaults to form part of proposed Flat 2, and installation of three roof lights at first floor level.

Drawing Nos: 342-A-010; 011; 012; 013; 014; 015; 016; 017; 018; 020 REV E; 021 REV D; 022 REV C; 023 REV B; 025 REV A; 026 REV B; 027 REV B; 028; 029; 030; P-001 REV B; 002 REV A; 003 REV B; 004 REV B; 005REV A; 006 REV A; 007 REV A; 008 REV A; 009 REV A; 010 REV A; 011 REV A; 012 REV A; Code for sustainable homes strategy (4/3/2010) and Daylight and sunlight report (Jan 2010)

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

Condition(s) and Reason(s):



- 1 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 policies B1 B3, B6 and B7 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 2 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).

- 3 Before the development commences, details of the proposed cycle storage area for a minimum of 8 cycles shall be submitted to and approved by the Council. The approved facility shall thereafter be provided in its entirety prior to the first occupation of any of the new 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 T3 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 4 Full details in respect of the brown roof above the rear extension in the area indicated on the approved plans shall be submitted to and approved by the local planning authority before 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 N5 and SD9B of the London Borough of Camden Replacement Unitary Development Plan 2006 and Camden Planning Guidance 2006.

- 5 Prior to the occupation of the residential units hereby approved obscure glazing shall be installed on windows W07, W10 and W17, as shown on the approved drawings. The obscure glazing shall be permanently retained and maintained thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy SD6 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 6 Before any of the new residential units are occupied, details of sound insulation measures for all of the new residential units which would have windows fronting Grays Inn Road shall be submitted to and approved in writing by the Local Planning Authority. The approved sound insulation measures 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 policies SD6 and SD7b of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 7 The use of the flat roof of the ground floor rear extension shall not be used as a amenity terrace.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of PolicySD6 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 8 Before the development commences, details of the location, design and method of waste storage and removal (including recycled materials) shall be submitted to and approved by the Council and the approved facility shall therefore be provided prior to the first occupation of any of the new units and permanently maintained and retained thereafter.

Reason: To safeguard the amenities of the premises and the area generally in accordance with the requirements of policies SD6, SD7B, SD8, Appendix 1 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 9 The development hereby permitted shall be carried out in accordance with the following approved plans 342-A-010; 011; 012; 013; 014; 015; 016; 017; 018; 020 REV E; 021 REV D; 022 REV C; 023 REV B; 025 REV A; 026 REV B; 027 REV B; 028; 029; 030; P-100 REV A; 101 REV B; 102 REV B; 103 REV B; 104 REV B; 105 REV A; 106 REV A; 107 REV A; 108 REV B; 109 REV A; 110 REV A; 111 REV B; 112 REV B; 113; 120 REV A; P-001 REV B; 002 REV A; 003 REV B; 004 REV B; 005REV A; 006 REV A; 007 REV A; 008 REV A; 009 REV A; 010 REV A; 011 REV A; 012 REV A; and Daylight and Sunlight Report (Jan 2010), Code for Sustainable Homes Strategy.

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

Informative(s):

- 1 The proposed development is in general accordance with the policy requirements of the London Borough of Camden Replacement Unitary Development Plan 2006, with particular regard to policies SD1 Quality of life, SD6 Amenity for occupiers and neighbours, SD2 Planning obligations, SD9 Energy and resources, H1New housing, H7 Lifetime homes and wheelchair housing, H8 Mix of units, B1 General design principles, B3 Alterations and extensions, B6 Listed buildings, B7 Conservation areas, E2 Retention of existing business uses, N4 Providing public open space, N5 Biodiversity, T3 Pedestrians and cycling, T7 Off-street parking, city car clubs and city bike schemes, T8 Car free housing and car capped housing, T9 Impact of parking and T12 Works affecting highways.

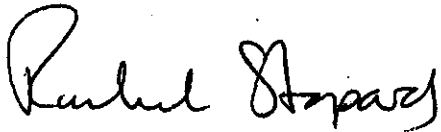
Further more the proposal accords with the specific policy requirements in respect of the following principle considerations:- change of use, character and appearance of host building and the Bloomsbury Conservation Area, residential amenity of

surrounding properties and future occupants, transport, sustainability and section 106 Issues.

- 2 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).
- 3 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 Planning and Public Protection Division (Compliance and Enforcement Team), Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 5613 or by email ppp@camden.gov.uk or on the website www.camden.gov.uk/pollution) 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.
- 4 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, Urban Design and Renewal, Camden Town Hall, Argyle Street, WC1H 8EQ
- 5 If a revision to the postal address becomes necessary as a result of this development, application under Part 2 of the London Building Acts (Amendment) Act 1939 should be made to the Council's Records and Information Team, Culture and Environment Directorate, Environment Department (Street Naming & Numbering) Camden Town Hall, Argyle Street, WC1H 8EQ (tel: 020-7974 5613).
- 6 The correct street number or number and name must be displayed permanently on the premises in accordance with regulations made under Section 12 of the London Building (Amendments) Act 1939.
- 7 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

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

It's easy to make, pay for, track and comment on planning applications on line. Just go to www.camden.gov.uk/planning.