

LONDON BOROUGH OF CAMDEN

REPORT FOR DECISION UNDER DELEGATED POWERS

Officer:- <u>ALICE LEACH</u>	Application Number(s):- <u>PS9804161</u>
Application Address <u>108 Wray's Inn Road</u> <u>WC1</u>	Drawing Numbers <u>3280/JCAGAO1 A</u> <u>3286/JCAGAO2 A</u>
Signature - Area Team:-	Signature Authorising Officer <u>[Signature]</u>

SITE DESCRIPTION:- 108 Wray's Inn Road is situated on the junction of Wray's Inn Road and Clerkenwell Road. The ground floor of the office building, with which this application is concerned, is old New West Bank premises which are currently vacant.
PROPOSAL:- Alterations to facade, for relocation of service till and introduction of new service till including the formation of secure service till enclosure with access off street.
RELEVANT HISTORY:- <p style="text-align: center;">There is no relevant history</p>
RELEVANT POLICIES:- Borough Plan - <u>UD19</u> UDP - <u>EN63</u> Others -
CONSULTATIONS:- Adjoining Occupiers <u>19</u> Number Notified <u>19</u> No. of Responses <u>0</u> No. of Objections <u>0</u> CAAC/Local Groups Comments:-
<div style="display: flex; align-items: center;"> <div style="border: 1px solid black; padding: 5px; margin-right: 10px; transform: rotate(-15deg);"> LONDON BOROUGH OF CAMDEN TOWN AND COUNCIL PLANNING </div> <div> Summary of Consultation Response:- </div> </div>

ASSESSMENT:-

The building is modern in design 1 cashpoint machine will be relocated from the Clerkenwell Road frontage to the Gray's Inn Road frontage, and a new cashpoint machine will be inserted into the Gray's Inn Road frontage.

It is considered that the position of the cashpoint machines, and the new door, will fit in with the design of the building.

One of the proposed cashpoint machines has been located ~~so as to be fully accessible to people~~ at the optimum machine height for disabled use. It is considered that this is acceptable.

RECOMMENDATION:- FPC

~~Refuse for the following reasons:-~~

Approve subject to the following conditions:-

Conditions/Reasons for Refusal :-

C1007 - development in accordance with drawings approved.

Reasons for Conditions:-

DD04

Informatives:-

ANALYSIS INFORMATION

Type of Development (Tick ✓) **P:**

NZ = (Re) development EZ = Extension CZ = Change of use **MZ = Other**

FLOOR SPACE DETAILS (M²)

Use	Existing	Proposed	Use	Existing	Proposed
A1 (shop)			CH (Hostel)		
A2 (Financial/Professional)			C3 (Residential)		
A3 (Food & Drink)			D1 (Non Residential inst)		
B1 (Business)			D2 (Assembly & Leisure)		
B2 (General Industry)			SG (Sui Generis)		
B8 (Warehouse)			UU (Use Unknown)		
C1 (Hotel)					

RESIDENTIAL DWELLINGS

House	Existing	Proposed	Flat/Maisonette	Existing	Proposed
H2 = 2 habitable rooms H3 = 3 habitable rooms H4 = 4 habitable rooms H5 = 5 habitable rooms H6 = 6 habitable rooms H7 = 7 habitable rooms H8 = 8 habitable rooms H9 = 9 habitable rooms			F1 = 1 habitable room F2 = 2 habitable rooms F3 = 3 habitable rooms F4 = 4 habitable rooms F5 = 5 habitable rooms F6 = 6 habitable rooms F7 = 7+ habitable rooms		

HMOs			INSTITUTIONS		
	Number of Hab. Rooms	No. of HMOs		No. of Bedrooms	No. of Institutions
EXISTING	M ()		EXISTING	R ()	
PROPOSED	M ()		PROPOSED	R ()	

PARKING

EXISTING		NUMBER
	Parking Spaces General	
	Parking Spaces Disabled	
PROPOSED		NUMBER
	Parking Spaces General	
	Parking Spaces Disabled	

Conditions

1 At 1 metre outside the windows of any habitable room the level of noise from all plant and machinery shall be at all times at least 5 decibels below the existing ambient noise levels, expressed in dB(A), at such locations. Where the noise from plant and machinery is tonal in character the differences between these levels shall be at least 10dB(A). (G08

2 For each of the octave band of centre frequencies 63Hz-8KHz inclusive, noise from all plant and machinery shall at all times add not more than one decibel to the ambient noise level expressed as L90 in the same octave band as measured 1 metre outside the window of any residential premises. (G09

3 The air conditioning condensor units shall be provided with acoustic isolation to prevent the transmission of noise and or vibration to any other parts of the building and adjoining premises.

4 The air conditioning condensor units shall terminate at such a height and position so as not to cause detriment to the amenity of adjacent occupiers by way of noise and odours.

5 For any process giving rise to fumes either an extract system or a totally enclosed recycling system shall be provided such that no nuisance from fumes shall be caused to the occupiers of any premises.

6 No process shall be carried on or machinery installed which is not such as could be carried on or installed in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust, or grit. (G02

Reasons for conditions

1-6 To safeguard the amenities of the adjoining premises and the area generally. (DG01)