

Delegated Report		Analysis sheet		Expiry Date:		21/08/2006	
		N/A / attached		Consultation Expiry Date:		25/07/2006	
Officer				Application Number(s)			
Gareth Wilson				2006/2775/P			
Application Address				Drawing Numbers			
222 Grays Inn Road London WC1X 8HB				See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		Date:		
Proposal(s)							
Alterations to the south corner ground floor to create a new main reception including new glazing, retention of an existing revolving door, and the installation of a new entrance canopy; the replacement of three 3rd floor louvers and two 4th floor louvers with windows; replacement of one 7 th floor louver with a window, together with the installation of a new glazed screen and a door opening onto the south/east part of the flat roof and installation of wooden decking and safety rails to form a roof terrace.							
Recommendation(s):		Grant Planning Permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	00	No. of responses	00	No. of objections	00
Summary of consultation responses:		Site notice – no responses					
CAAC/Local groups* comments: <small>*Please Specify</small>		N/a					

Site Description

A large 7 storey office building with a 13 storey central tower and single storey a roof hut, located on the E. side of Gray's Inn Road bounded by Coley Street to the S.E. and Gough St to the E. the building is dominated by the by the 1st to 6th floors which have a distinctive arched fenestration. The ground floor is understated with recessed elevation. The main entrance to the building is identified by a stainless steel canopy with large free standing steel street numbers mounted on the two sides of the S.W. corner of the building. The building is not within a C.A. and is not listed.

Relevant History

15/02/2000 - The installation of a new entrance door ref: PSX0004019

Relevant policies

Set out below are the UDP policies that the proposals have primarily been assessed against, together with officers' view as to whether or not each policy listed has been complied with. However it should be noted that recommendations are based on assessment of the proposals against the development plan taken as a whole together with other material considerations.

RUDP 2006 B1, B3, SD1C, SD6

Assessment

Alterations to the south corner ground floor in connection with internal works to form a new lobby area including: installation of replacement full height glazing with narrow metal framing surrounds around the S,E, corner of the building only (no new areas of glazing), the existing revolving doorway would be retained. The existing canopy and '222' free standing signage is to be removed and new canopy and signage erected in place.

The new canopy would occupy approximately the same space as the existing but would be mounted higher, immediately below the base of the existing arches. The new canopy would project 1.6m from the front elevation and 0.5m from Coley St elevation. The canopy would have a frosted glass channel that would be back lit to display street name. Metal sheeting would close the gap between the canopy but would be slightly recessed from the arch work to reduce its visual presence. New free standing stainless steel signage would be erected reading '2TWO2', effectively updating the existing '222' signage. The new signage would be back lit by three spotlights mounted on the canopy.

NOTE: The '2TWO2' and back lit channel sign 'Grays Inn Road' are to be subject to a separate advertisement consent application at a later date. If the signs were no illuminated then they would benefit from deemed consent. As such the signage is not assessed in this report.

The proposed alterations to the front entrance and new canopy are considered acceptable in design terms. The building is large with robust architecture and the scheme's form, scale, position and materials are all in keeping with host building and will not be unduly dominant in the street-scene. Access to the building is to remain as existing, and there are no perceived impacts on pedestrian movement. This is considered acceptable.

The replacement of three 3rd floor louvers and two 4th floor louvers with windows that face into an internal courtyard.

The new windows would not visible from the public realm, and are a minor alteration to building with no perceivable impacts. The works are considered acceptable.

Works at 7th floor include installation of a new window to replace an existing louver on the roof hut opening onto the south/east part of the flat roof of the main building, together with the installation of a new glazed screen and a door to adjacent flat roof. The door would open onto a roof terrace, 13m long and 6m wide, with raised timber decking and 1100cm high handrails around the perimeter. The terrace would be set approximately 2m back from the edge of the flat roof.

The terrace would be almost entirely obscured by location at 7th floor level and the setback. The

terrace and associated works are considered minor alteration to the building with no perceivable impact on the appearance of the building. The nearest residential dwellings are approximately 30m away to the S.W. at no.97 Grays Inn Rd. Given the location on Grays Inn Road, a busy arterial traffic route, it is unlikely that use of the terrace would impact on residential in the neighbourhood. The works at roof level are acceptable. It is however considered appropriate to condition any approval to restrict the use of the terrace to no normal hours, i.e. 0700 hours to 2300hours. This should eliminate any potential for noise carrying across Grays Inn Road to disturb residents in the quieter late night/early morning periods.

Overall the proposal is considered acceptable and is **recommended for approval**.

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