

Peter Bovill  
Montagu Evans LLP  
5 Bolton Street  
London  
W1J 8BAApplication Ref: **2013/3231/P**  
Please ask for: **Gideon Whittingham**  
Telephone: 020 7974 5180

6 November 2013

Dear Sir/Madam

**DECISION**Town and Country Planning Act 1990 (as amended)  
Town and Country Planning (Development Management Procedure) Order 2010  
Town and Country Planning (Applications) Regulations 1988**Full Planning Permission Granted Subject to a Section 106 Legal Agreement**Address:  
**39-45 Gray's Inn Road**  
**London**  
**WC1X 8PR**

## Proposal:

Redevelopment to provide 16 residential units (12 x 2 bedroom, 3 x 1 bedroom and 1 x studio) and 545 sqm of ground floor and basement retail space (2 x Class A1 units), following partial demolition at Nos. 39 and 45 and full demolition at Nos. 41 and 43 Gray's Inn Road.

Drawing Nos: A\_PL\_049-R02; A\_PL\_050-R02; A\_PL\_051-R02; A\_PL\_052-R02;  
A\_PL\_053-R02; A\_PL\_054-R02; A\_PL\_055-R02; A\_PL\_090-R00; A\_PL\_091-R00;  
A\_PL\_220-R00; A\_PL\_221-R00; A\_PL\_222-R00; A\_PL\_223-R00; A\_PL\_224-00;  
A\_PL\_549-R00; A\_PL\_550-R00; A\_PL\_551-R01; A\_PL\_552-R01; A\_PL\_553-R01;  
A\_PL\_554-R01; A\_PL\_555-R00; A\_PL\_590-R00; A\_PL\_591-R00; A\_PL\_099-R05;  
A\_PL\_100-R06; A\_PL\_101-R05; A\_PL\_102-R05; A\_PL\_103-R05; A\_PL\_104-R05;  
A\_PL\_105-R05; A\_PL\_200-R04; A\_PL\_201-R03; A\_PL\_210 R03; A\_PL\_300\_R01  
A\_PL\_301\_R03; Archaeological Assessment, prepared by Howe Malcolm Archaeology & Planning Ltd, dated June 2013; Daylight And Sunlight Report, prepared by GIA, dated 2nd September 2013; Air Quality Assessment, prepared by Hawkins Environmental Limited,

dated 29th May 2013; Noise Assessment, prepared by Hawkins Environmental Limited, dated 30th May 2013; Sustainability Statement, prepared by Troup, Bywaters and Anders, dated 24th May 2013; Energy Statement, prepared by Troup, Bywaters and Anders, dated 24th May 2013; Basement Impact Assessment prepared by Kirk Saunders Associates Ltd, dated 13th May 2013, Kirk Saunders Associates Ltd letter (Ref:5288.006), dated 10/10/2013; Written Scheme of Investigation, Prepared by Ian Hogg, dated September 2013.

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 policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans A\_PL\_049-R02; A\_PL\_050-R02; A\_PL\_051-R02; A\_PL\_052-R02; A\_PL\_053-R02; A\_PL\_054-R02; A\_PL\_055-R02; A\_PL\_090-R00; A\_PL\_091-R00; A\_PL\_220-R00; A\_PL\_221-R00; A\_PL\_222-R00; A\_PL\_223-R00; A\_PL\_224-00; A\_PL\_549-R00; A\_PL\_550-R00; A\_PL\_551-R01; A\_PL\_552-R01; A\_PL\_553-R01; A\_PL\_554-R01; A\_PL\_555-R00; A\_PL\_590-R00; A\_PL\_591-R00; A\_PL\_099-R05; A\_PL\_100-R06; A\_PL\_101-R05; A\_PL\_102-R05; A\_PL\_103-R05; A\_PL\_104-R05; A\_PL\_105-R05; A\_PL\_200-R04; A\_PL\_201-R03; A\_PL\_210 R03; A\_PL\_300\_R01 A\_PL\_301\_R03; Archaeological Assessment, prepared by Howe Malcolm Archaeology & Planning Ltd, dated June 2013; Daylight And Sunlight Report, prepared by GIA, dated 2nd September 2013; Air Quality Assessment, prepared by Hawkins Environmental Limited, dated 29th May 2013; Noise Assessment, prepared by Hawkins Environmental Limited, dated 30th May 2013; Sustainability Statement, prepared by Troup, Bywaters and Anders, dated 24th May 2013; Energy Statement, prepared by Troup, Bywaters and Anders, dated 24th May 2013; Basement Impact Assessment prepared by Kirk Saunders Associates Ltd, dated 13th May 2013, Kirk Saunders Associates Ltd letter (Ref:5288.006), dated 10/10/2013; Written Scheme of Investigation, Prepared by Ian Hogg, dated September 2013.

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

- 4 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

a) Details including sections at 1:10 of all windows (including jambs, head and cill), ventilation grills, external doors and gates;

b) Plan, elevation and section drawings, including fascia, cornice, pilasters and glazing panels of the new shopfronts at a scale of 1:10;

c) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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 policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 5 No lights, meter boxes, flues, vents or pipes, and no telecommunications equipment, alarm boxes, television aerials or satellite dishes shall be fixed or installed on the external face of the buildings, without the prior approval in writing of the local planning authority.

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 policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 6 Prior to occupation of any relevant part of the development, details of sound insulation measures for the residential units 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 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.

- 7 No sound emanating from the commercial use hereby permitted at basement and

ground floor levels shall be audible within any adjoining premises between 2300 hrs and 0700 hrs.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 8 Noise levels at a point 1 metre external to sensitive facades shall be at least 5dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 10dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 9 The lifetime homes features and facilities, as indicated on the drawings and documents hereby approved shall be provided in their entirety prior to the first occupation of any of the new residential units.

Reason: To ensure that the internal layout of the building provides flexibility for the accessibility of future occupiers and their changing needs over time, in accordance with the requirements of policy CS6 of the London Borough of Camden Local Development Framework Core Strategy and policy DP6 of the London Borough of Camden Local Development Framework Development Policies.

- 10 Full details in respect of the green roof in the area indicated on the approved plans shall be submitted to and approved by the local planning authority before the relevant part of 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 CS13, CS15 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

- 11 Prior to the first use of the premises for the A1 use hereby permitted, full details of a scheme for ventilation, including manufacturers specifications, noise levels and attenuation, shall be submitted to and approved by the Local Planning Authority in writing. The use shall not proceed other than in complete accordance with such scheme as has been approved. All such measures shall be retained and

maintained in accordance with the manufacturers' recommendations.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies CS5 and CS7 of the London Borough of Camden Local Development Framework Core Strategy and policies DP12, DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 12 All louvered screening located along the west facing (rear) elevation windows shall be installed prior to the occupation of any of the residential units hereby permitted, and shall be permanently retained thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policies CS1 (Distribution of growth) and 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.

- 13 The development hereby approved shall be carried out in accordance with the relevant recommendations of Kirk Saunders Associates Ltd letter (Ref:5288.006), dated 10/10/2013, a suitably qualified chartered engineer with membership of the appropriate professional body who has been appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Development Policies and policy DP27 (Basements and Lightwells) of the London Borough of Camden Local Development Framework Development Policies.

- 14 No development shall take place until the Written Scheme of Investigation, Prepared by Ian Hogg, dated September 2013 has been implemented.

Reason: Important archaeological remains may exist on this site. Accordingly the Council wishes to secure the provision of archaeological investigation and the subsequent recording of the remains prior to development in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 15 No development or demolition shall take place other than in accordance with the Written Scheme of Investigation approved under Condition 14.

Reason: Important archaeological remains may exist on this site. Accordingly the

Council wishes to secure the provision of archaeological investigation and the subsequent recording of the remains prior to development in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 16 The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under Condition 14, and the provision made for analysis, publication and dissemination of the results and archive deposition has been secured.

Reason: Important archaeological remains may exist on this site. Accordingly the Council wishes to secure the provision of archaeological investigation and the subsequent recording of the remains prior to development in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 17 The first floor level roof of the ground floor level commercial units shall not be used at any time as a terrace.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies CS5 and CS7 of the London Borough of Camden Local Development Framework Core Strategy and policies DP12, DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 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.
- 2 The development of this site is likely to damage heritage assets of archaeological interest. The applicant should therefore submit detailed proposals in the form of an archaeological project design. The project design should be in accordance with English Heritage Greater London Archaeological Advisory Service guidelines.
- 3 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.

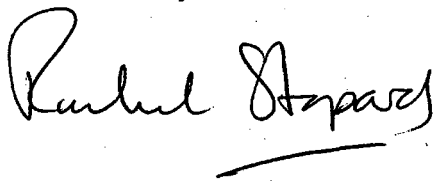
Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.

- 4 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 6941).
- 5 You are advised that this proposal will be liable for the Mayor of London's Community Infrastructure Levy (CIL) as the additional floorspace exceeds 100sqm GIA or one unit of residential accommodation. Based on the Mayor's CIL charging schedule and the information given on the plans, the charge is likely to be £74,235 (1484sqm x £50). This amount is an estimate based on the information submitted in your planning application. The liable amount may be revised on the receipt of the Additional Information Requirement Form or other changing circumstances.
- 6 You are reminded that this decision only grants permission for permanent residential accommodation (Class C3). Any alternative use of the residential units for temporary accommodation, i.e. for periods of less than 90 days for tourist or short term lets etc, would constitute a material change of use and would require a further grant of planning permission.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

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](http://www.camden.gov.uk/planning).

It is important to us to find out what our customers think about the service we provide. To help us in this respect, we would be very grateful if you could take a few moments to complete our [online planning applicants' survey](#). We will use the information you give us to monitor and improve our services.

