

Mr Ian Sherlock  
AWW Architects  
7 Birchin Lane  
London  
EC3V 9BW

Application Ref: **2013/7039/P**  
Please ask for: **Rachel Miller**  
Telephone: 020 7974 **1343**

12 May 2014

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**

Address:  
**107 Gray's Inn Road**  
**London**  
**WC1X 8TZ**

#### Proposal:

Erection of mansard roof extension including dormer windows to front & rear and skylights at rear to provide additional office space (Class B1). Replacement & relocation of air conditioning plant at rear. Alterations to front elevation at ground floor level including new entrance doors.

Drawing Nos: Siteplan, 2100revC, 2101revC, 2102revC, 2103revC, 2104revC, 2150revF, 2151revE, 2152revH, 2153revJ, 2154revF, 2155revC, 3000revC, 3001revC, 3002revB, 3003revB, 3010revE, 3011revE, 3012revC, 3013revC, 9000revB.

#### Supporting documents

Heritage Statement

Design and Access Statement

Daylight and Sunlight Assessment dated 24th October 2013

Noise Assessment dated 21st February 2014



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 The development hereby permitted shall be carried out in accordance with the following approved plans: Siteplan, 2100revC, 2101revC, 2102revC, 2103revC, 2104revC, 2150revF, 2151revE, 2152revH, 2153revJ, 2154revF, 2155revC, 3000revC, 3001revC, 3002revB, 3003revB, 3010revE, 3011revE, 3012revC, 3013revC, 9000revB.

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

- 4 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.

- 5 The air conditioning units hereby permitted shall not be operated between the hours of 2000 hrs and 0800 hrs, save 1 x unit (located behind the acoustic screen at first floor level which serves the IT room) that can operate between the hours of 0700 hrs and 2300 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 policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 6 Notwithstanding the drawings hereby approved the 7 x air conditioning units proposed to the rear first floor level are not approved and shall be re-located to the ground floor level. Before these air conditioning units are used, they shall be provided with acoustic attenuation in accordance with the recommendations within section 4 of the Noise report by Hawkins Environmental dated 21st February 2014 hereby approved. All such measures shall thereafter 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 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.

- 7 Notwithstanding the drawings hereby approved the bi-folding doors to the rear ground elevation are not approved and the elevation shall be retained as existing, and the rear outdoor space at ground shall not be used for the purposes of outdoor recreation or amenity for the users of the building.

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 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

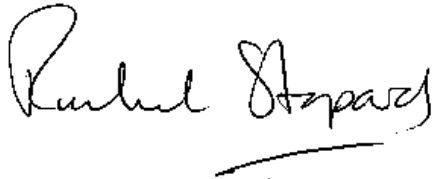
- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 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.

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

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath.

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.