

Delegated Report		Analysis sheet		Expiry Date:		10/09/2014		
		N/A		Consultation Expiry Date:		09/09/2014		
Officer				Application Number(s)				
Gideon Whittingham				2014/4628/P				
Application Address				Drawing Numbers				
39-45 Gray's Inn Road LONDON WC1X 8PP				Refer to Decision Notice				
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature		
Proposal(s)								
Details of condition 11 (details of ventilation scheme) pursuant to granted permission reference 2013/3231/P dated 06/11/13.								
Recommendation(s):		Approval of Details Granted						
Application Type:		Approval of Details						
Conditions or Reasons for Refusal:		Refer to Decision Notice						
Informatives:								
Consultations								
Adjoining Occupiers:		No. notified	0	No. of responses		00	No. of objections	00
				No. electronic		00		
Summary of consultation responses:		N/A						
CAAC/Local groups comments:		N/A						

Site Description

The application relates to a row of 4 mid-terraced properties known as Nos. 39, 41, 43 and 45, located on the west side of Gray's Inn Road. The terrace comprises Nos.35 – 57 (odds), bound to the north by Northington Street and to the south by Clerkenwell Road and Theobalds Road. To the rear, the terrace backs onto Kings Mews.

The existing buildings are 4 storeys in height (above basement). At basement and ground floor level, the buildings are in use as a restaurant within Class A3 at Nos.39-41 and a vacant shop (Class A1) at Nos. 43-45.

At upper floor levels, No. 39-41 contains 4 x 1 bedroom units and 1 x 3 bedroom unit, No.43 is in use as an office (Class B1) and No.45 contains 1 x 1 bedroom unit and 2 x 2 bedroom units. Thus there are 8 existing dwellings across the site (690m²)

Forming part of the Bloomsbury Conservation Area, the 2011 Appraisal and Management Strategy considers Nos.39, 41 and 45 to make a positive contribution to the conservation area. The map however only shows Nos.39 and 45 as making a positive contribution, even though the buildings are similar and share almost identical qualities. The host buildings are not listed.

The predominant character of Gray's Inn Road is, like the application site, residential in nature at upper floor levels, with commercial use at basement and ground floor levels.

Although the application site is within the Central London Area, it is not located within a Central London Frontage, Town Centre or a Neighbourhood Centre.

To the rear, Nos. 23-30 Kings Mews comprise a range of 2 and 3 storey buildings built in the 1950s and 1960s. The third floor of 28-30 Kings Mews is a privately let residential unit, whilst the remaining buildings at Nos. 23-30 are used for storage/warehousing, associated with the retail unit at Nos. 43-45 Gray's Inn Road.

Relevant History

2013/3231/P & 2013/3452/C – Planning permission and Conservation Area Consent was granted on 06/11/2013 for 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.

Condition No.11 attached to 2013/3231/P:

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.

Relevant policies

National and Regional Policy

National Planning Policy Framework 2012
London Plan 2011

LDF Core Strategy and Development Policies

CS5 (Managing the impact of growth and development)
CS16 (Improving Camden's health and well-being)
DP26 (Managing the impact of development on occupiers and neighbours)

Camden Planning Guidance 2013:

CPG6 Amenity
CPG8 Planning Obligations.

Assessment

1. Proposal:

1.1 The application proposes the discharge of the following conditions:

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2. Assessment

2.1 The applicant has submitted details confirming plant (located at rear first floor level) associated with the commercial units at ground floor level. The applicant has also submitted an acoustic report and background noise survey, which includes calculations of predicted noise levels to support compliance with the Council's standards. The Council's Environmental Health officer has assessed the submitted acoustic report, and is satisfied the Council's required standards are capable of being met and fall within conditions of the main permission granted. Thus the condition can be approved.

Recommendation: Approve details