

Mr Richard Young
Gilmore Hankey Kirke Ltd.
Heckfield Place
530 Fulham Road
London
SW6 5NR

Application Ref: **2015/0491/P**
Please ask for: **Barry Dawson**
Telephone: 020 7974 **3560**

9 April 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Gray's Inn Garden Stores
The Gray's Inn Gardens
Theobolds Road
London
WC1

Proposal:
Replacement of existing timber framed glazed doors with new timber/steel/glazed doors on south elevation
Drawing Nos: HK2127/ (suffix) 01.100; SK001; SK002; SK005; SK006; SK008; SK009.

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 if in CA] 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

HK2127/ (suffix) 01.100; SK001; SK002; SK005; SK006; SK008; SK009.

Reason:

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

Informative(s):

- 1 Planning permission and listed building consent is sought for the replacement timber coach doors to the existing garden structure/store. The existing arched timber doors either side of the green house would be replacement with square 'up and over' timber coach doors designed in a traditional style.

The works require listed building consent by virtue of the store being attached to the grade II listed garden boundary wall. The store is not listed in its own right.

The existing doors appear to be modern, as do the stores themselves given their render over concrete block construction. A an application for works to the store was approved in December 2000 which showed a different style of door to that which exists today. Moreover an goal post additional steel frame around the door openings supports the weight of the doors.

The proposed door would not result in the loss of historic fabric and reduce the need for additional unnecessary support. The proposed design and materials of the new set of doors is also considered to be in keeping with the character and appearance of the store and thus the setting of the listed wall and registered Gray's Inn Gardens. This in turn preserve the character and appearance of the Bloomsbury Conservation of which the gardens form a part.

No objections were received prior to making this decision.

The site's planning history was taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the building or its

setting or any features of special architectural or historic interest which it possesses, under s.66 as well as the character and appearance of the character and appearance of the Bloomsbury Conservation Area under s72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposal is in general accordance with policy CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policy DP24, DP25 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policy 7.8 of the London Plan 2011, and paragraphs 14, 17 and 126-141 of the National Planning Policy Framework. As such, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan 2011; and paragraphs 14, 17, and 56-66 and 126-141 of the National Planning Policy Framework.

- 2 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).
- 3 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.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'Ed Watson', with a stylized, cursive script.

Ed Watson
Director of Culture & Environment