

Mr. Niki Marshall
Harper Downie
Gate House
1 St. John's Square
London
EC1M 4DH

Application Ref: **2015/1028/P**
Please ask for: **Mandeep Chaggar**
Telephone: 020 7974 **6057**

2 June 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
30-32 Gray's Inn Road
London
WC1X 8HR

Proposal: Details of photovoltaic cell location, sample panels of external finishes and materials and acoustic assessment required by conditions 6, 7 and 9 of planning permission 2013/3473/P dated 02/10/13 (for change of use from offices to residential and erection of roof extension)

Drawing Nos: 11253.150210.L1, EPL/3182/AR/01 dated November 2013, 647-GE01-P9, 647-GE02-P8, PV layout, 647-GARf-C7, Technical Specification, Anti vibration measures.

Informative(s):

- 1 Reasons for granting permission.

With regard to condition 6, the applicant has submitted details showing specifications and confirming that the PV panels will be located on the roof. A technical specification has also been submitted and is satisfactory. As such it is considered that the requirements of condition 6 have been satisfied.



With regard to condition 7, the sample panels of external materials and finishes include London Stock Brickwork, aluminium windows/doors, aluminium louvre/grille, aluminium composite cladding panel, reconstituted stone cladding panels. All materials are considered to be of a high quality that will enhance the character and appearance of Gray's Inn Road. As such it is considered that the requirements of condition 7 have been satisfied.

With regard to condition 9, the submitted mechanical plant noise and vibration assessment report dated November 2013 demonstrates full compliance with the aims of the condition. The mitigation measures incorporated into the development are considered satisfactory to demonstrate that the amenities of future occupiers are protected and that noise levels do not exceed the level stated.

No objections have been received prior to making this decision. The sites planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies CS5, CS13, CS14 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP24, DP25, DP26, DP28 and DP32 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 5.3, 7.4, 7.6, 7.8, and 7.15 of The London Plan March 2015, consolidated with alterations since 2011; and paragraphs 14, 17, 56-66, 123, and 126-141 of the National Planning Policy Framework.

- 2 You are reminded that conditions 10 (privacy screens) and 12 (ventilation) of planning permission ref 2013/3473/P, granted on 02/10/2013, are outstanding and require details to be submitted and approved.

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



Ed Watson
Director of Culture & Environment