

Mr Ed Shinton  
AtelierWest  
Suite 2  
26 Cadogan Square  
London  
SW1X 0JP

Application Ref: **2015/2581/P**  
Please ask for: **Matthias Gentet**  
Telephone: 020 7974 **5961**

24 July 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**291 Gray's Inn Road**  
**London**  
**WC1X 8QJ**

Proposal:  
Installation of a shopfront and lowering of existing forecourt flush with the pavement following the removal of existing railing and steps to provide disabled access in connection with offices (Class B1a).

Drawing Nos: Planning Statement; Design and Access Statement (revised on 18/06/2015); [355/] 001 RevB; 002; 006 RevA; 010.

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: Planning Statement; Design and Access Statement (revised on 18/06/2015); [355/] 001 RevB; 002; 006 RevA; 010.

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

#### Informative(s):

- 1 Reasons for granting permission.

The proposed shop front is considered to be acceptable in terms of its scale, size, design, materials and location. It is a replacement of a non-original frontage that was the result of alterations from a traditional commercial frontage to a residential style frontage. The proposal is permitting for the re-instatement of the commercial frontage present throughout Gray's Inn Road at ground floor level.

Amendments were made to the original proposal which was viewed as being of an unacceptable design which didn't reflect the style of shopfronts within the streetscape. The amendments have addressed the issues raised by the officer and have produced a final design complying with the officer's recommendation, namely a wider glazing which forms the major area of the shopfront.

Although the council wouldn't approve the lowering of the forecourt in usual circumstances, it is part of the streetscape and similar elevated forecourts and lightwells are present along this part of Gray's Inn Road. Being integrated features of the streetscape, the council would ensure that these are preserved in their current states and would refuse any application seeking for their removal.

However, the lowering of the forecourt area, flush with the pavement and paved with new portland stone, is to provide a disabled access ramp providing easy access to the building to wheelchair users. As such, the lowering of the elevated forecourt is considered to be acceptable in terms of design, materials and location.

The proposal, in terms of size, scale, design, material and location is considered to preserve and enhance the character of the host and adjacent buildings, the streetscape and the conservation area.

The site's planning and appeal history has been taken account when coming to this decision. No objections have been received following statutory consultation.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

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, DP 25 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 March 2015, consolidated with alterations since 2011; and paragraphs 14, 17, 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



Ed Watson  
Director of Culture & Environment

