

Mr Mark Henderson
Bond Bryan Architects
175-185 Grays Inn Road
London
WC1X 8UE

Application Ref: **2015/3967/P**
Please ask for: **Jonathan McClue**
Telephone: 020 7974 **4908**

8 September 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
175-185 Gray's Inn Road
London
WC1X 8UE

Proposal:

Relocation of existing cafe (A3) on ground floor; alterations to ground floor facade and entrances; installation of mechanical plant equipment at roof level.

Drawing Nos: 01001 D5 Rev P2; 01002 D5 Rev P2; 02001 D5 Rev P4; 02005 D5 Rev P3; 02101 D5 Rev P11; 02106 D5 Rev P3; 03001 D5 Rev P2; 03101 D5 Rev P5; 03201 D5 Rev P3; Design and Access Statement (ref: 14-132 BBA-Z0-XX-ST-A-00000) Rev 00 dated 10/07/2015 and Environmental Noise Assessment dated 20/02/2015.

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 01001 D5 Rev P2; 01002 D5 Rev P2; 02001 D5 Rev P4; 02005 D5 Rev P3; 02101 D5 Rev P11; 02106 D5 Rev P3; 03001 D5 Rev P2; 03101 D5 Rev P5; 03201 D5 Rev P3; Design and Access Statement (ref: 14-132 BBA-Z0-XX-ST-A-00000) Rev 00 dated 10/07/2015 and Environmental Noise Assessment dated 20/02/2015.

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

- 4 Prior to the implementation of the proposed air conditioning unit, full details and specifications of the equipment shall be submitted to and approved in writing by the Council including details of the external noise level emitted and any mitigation measures as appropriate. The measures shall ensure that the external noise level emitted from the plant equipment will be lower than the lowest existing background noise level by at least 10dBA as assessed according to BS4142:1997 at the nearest and/or most affected noise sensitive premises, with the plant operating at maximum capacity. Approved details shall be implemented prior to the use of the development and thereafter be permanently retained.

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.

Informative(s):

- 1 Reasons for granting permission.

The host building is occupied by an office (B1a) use over all floors in addition to a ground floor café. It is located within the Bloomsbury Conservation Area and the Central London Area.

The café is located on the northern corner of the building (D & K Café) with an internal floor area of 38.5sq.m. It would be relocated to the southern end of the building, where the lobby and reception of the office are, with office space (B1a) to be implemented in its place. The café would have a floor area of 38sq.m. No office

space would be lost and due to the internal alterations to the ground floor there would be an increase in useable office space. The relocation of the cycle storage area is supported as it would be larger and closer to the access points. On this basis, the proposal is considered to be in accordance with policies CS7, DP12 and CPG5 as it would not cause harm to the character, function and vitality of the town centre.

The external alterations to the ground floor façade include the removal of existing café signage and awning; glazing would be replaced in parts with matching materials; an existing door recess with roller shutter and escape door would be removed, with the wall brought forward with a new sliding door and areas of the façade would be repaired and repainted. Overall, the proposed alterations would be appropriate in terms of design, scale and the materials used. They would preserve and enhance the character and appearance of the conservation area.

The proposed air conditioning unit would be setback from the parapet of the building on the roof behind an existing fence and adjacent to a store and lift overrun. Due to its location and scale it would not be visually prominent and is considered to preserve the character and appearance of the conservation area.

An 'Environmental Noise Assessment' has been submitted by a qualified Acoustic Engineer. The report assesses background noise levels and sets maximum noise levels for the proposed plant equipment and recommended mitigation methods. The use of the host building is office (B1a) with the adjoining buildings serving a hotel (C1) and hospital (D1). Based on the assessment and conclusions within the report plant equipment is considered acceptable in principle. This view has been supported by the Council's Environmental Health Officer, subject to a planning condition requiring further details of the equipment and an assessment of the noise level created and mitigation methods.

The site's planning and appeal history has been taken into account when coming to this decision. One comment was received from a renter of office space within the application site. The objections raised were in relation to unprofessional and poor management of the management group that have purchased the building. These objections are not considered to be material planning considerations and have not formed part of the assessment.

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 CS1, CS5, CS7, CS8, CS9 and CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP10, DP12, DP13, DP24, DP25, DP26, DP28 and DP30 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 2.15, 4.2, 4.7, 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 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.
- 3 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).

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