

Mr Simon Baker  
Nash Baker Architects  
167-169 Kensington High Street  
London  
W86SH

Application Ref: **2015/2329/P**  
Please ask for: **Fiona Davies**  
Telephone: 020 7974 **4034**

7 October 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted Subject to a Section 106 Legal Agreement**

Address:  
**79 Gray's Inn Road**  
**London**  
**WC1X 8TP**

Proposal:  
Change of use of ground floor office (B1) to 1-bed flat (C3) including replacement windows and alteration to roof.

Drawing Nos: 1501\_Design and Access Statement, 100B, 101A, 102A, 103A, 120, 121, 122, 123A, 200A, 201A, 202A, 203A, 250, 251, 252, 253, 254, 255, 1501\_Lifetime Homes Statement, 1501\_Photographic survey, 050, SK01, Heritage Appraisal dated April 2015, 1501A\_Marketing & Planning Statement

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:

1501\_Design and Access Statement, 100B, 101A, 102A, 103A, 120, 121, 122, 123A, 200A, 201A, 202A, 203A, 250, 251, 252, 253, 254, 255, 1501\_Lifetime Homes Statement, 1501\_Photographic survey, 050, SK01, Heritage Appraisal dated April 2015, 1501A\_Marketing & Planning Statement

Reason:

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

- 4 The ground floor flat hereby approved shall not be occupied until all of the works shown on approved drawings: 251, 252, 253, 254, 255 and SK01 have been completed.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of Policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and Policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reasons for granting permission.

79 Gray's Inn Road is a Grade II listed property and lies within the Bloomsbury Conservation Area. The applicant's marketing statement notes that the premises are not suitable for continued business use and that the listed status of the building is likely to make it unviable for an SME to carry out the necessary work to bring the site up to reasonably modern office standards. It also indicates that despite reasonable attempt to let the site, it has remained vacant over this period of time.

In accordance with the requirements of Policy DP13, the applicant's marketing statement has satisfactorily demonstrated that the premises are no longer suitable for its existing business use and that there is no realistic demand for employment use of the site.

Limited external changes are proposed; namely the replacement of all non-original windows with painted timber sash windows. Due to poor condition, the central valley section of the roof will be replaced with a new flat lead finished roof. The site does not form part of an unbroken group of valley roofs with the surrounding properties displaying a range of roof types. The works would reflect the design of the flat top roof at the adjacent property no.77. There will be no significant impact on the street scene.

These external changes are all considered to be modest alterations, with regard to scale, character and position and are not considered to cause any detrimental impact on the character or appearance of the listed building or on its setting in the Bloomsbury Conservation Area.

The proposed 1-bedroom flat at ground floor level achieved would have a gross internal area (GIA) of 58.7m<sup>2</sup>. This meets the London Plan guidance for minimum GIA of 50sqm for a 1bed2person dwelling. Apart from the slight stepped entrance, the accommodation will be arranged over one floor and corridor sizes will permit wheelchair adaptability. Due to the constraints of the listed building it is considered that the proposal reasonably meets the Lifetime Homes requirements.

The site Public Transport Accessibility Level (PTAL) is 6B, and falls within the King's Cross Area Controlled Parking Zone (CPZ) and is a highly stressed area. As per the requirements of Policy DP18, this decision is subject to a car free legal agreement to ensure that future occupants of the development are aware that they are not entitled to on-street parking permits. Policy DP18 seeks to ensure car-free development in low parking provision areas, which include the Central London area and areas with high PTAL.

No letters of objection were received prior to making this decision. The planning history of the site and the surrounding area has been taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses under s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

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 Planning (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 policies CS5, CS6, CS8, CS11, CS14 and CS19 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP2, DP5, DP6, DP13, DP18, DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 3.5, 3.8, 6.12, 7.4, 7.6 and 7.8 of the London Plan March 2015, consolidated with alterations since 2011, and paragraphs 14, 17, 29-30, 39, 49-50, 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.
- 4 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.
- 5 You are reminded of the need to provide adequate space for internal and external storage for waste and recyclables. For further information contact Council's Environment Services (Waste) on 020 7974 6914/5 or see the website <http://www.camden.gov.uk/ccm/content/environment/waste-and-recycling/twocolumn/new-recycling-rubbish-and-reuse-guide.en>.
- 6 You are reminded that this decision only grants permission for permanent residential accommodation (Class C3). Any alternative use of the residential units for temporary accommodation, i.e. for periods of less than 90 days for tourist or short term lets etc, would constitute a material change of use and would require a further grant of planning permission.

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