

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

Application Ref: **2015/1345/P**
Please ask for: **Yuyao Gong**
Telephone: 020 7974 **3829**

2 November 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Raymond Buildings
Gray's Inn
London
WC1R 5BH

Proposal:

Alterations and upgrades to main entrance doors to Nos. 3 & 4 and alteration and refurbishment to Third Floor Flat North.

Drawing Nos: HK 2154/01.100, HK 2154/01.101, HK 2154/01.102, HK 2154/01.103, HK 2154/01.104, HK 2154/01.107, HK 2154/01.108, HK 2154/01.109, HK 2154/01.110, HK 2154/01.111, HK 2154/01.112, HK 2154/01.120, HK 2154/01.121, HK 2154/01.122, HK 2154/01.123, HK 2154/01.124, HK 2154/01.125, HK 2154/01.126, HK 2154/01.127, HK 2154/01.128, HK 2154/01.129, HK 2154/01.130, HK 2154/01.131A, HK 2154/01.132, HK 2154/01.133, HK 2154/01.134A, HK 2154/01.135A, HK 2154/01.136A, HK 2154/01.137A, HK 2154/01.138, HK 2154/01.139, HK 2154/01.140A, HK 2154/01.141, HK 2154/01.142A.

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 HK 2154/01.100, HK 2154/01.101, HK 2154/01.102, HK 2154/01.103, HK 2154/01.104, HK 2154/01.107, HK 2154/01.108, HK 2154/01.109, HK 2154/01.110, HK 2154/01.111, HK 2154/01.112, HK 2154/01.120, HK 2154/01.121, HK 2154/01.122, HK 2154/01.123, HK 2154/01.124, HK 2154/01.125, HK 2154/01.126, HK 2154/01.127, HK 2154/01.128, HK 2154/01.129, HK 2154/01.130, HK 2154/01.131A, HK 2154/01.132, HK 2154/01.133, HK 2154/01.134A, HK 2154/01.135A, HK 2154/01.136A, HK 2154/01.137A, HK 2154/01.138, HK 2154/01.139, HK 2154/01.140A, HK 2154/01.141, HK 2154/01.142A.

Reason:

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

Informative(s):

- 1 Reasons for granting permission:

The proposed alterations comprise alterations to the entrance doors and creating access to the roof for maintenance purposes at No. 3. Similar works have been consented elsewhere within the terrace. The proposal will restore the form of the London butterfly roof with a central gutter. The restoration of this original roof form is a welcome. The works to the entrances door will see new doors inserted to match the original. The fanlight and surrounding brickwork will be repaired. The proposed changes will conserve and enhance the character and appearance of the conservation area and will preserve the special architectural and historic interest of the listed building.

Public consultation was undertaken by placement of a press and site notice, whereby no responses were received.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area and special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.66 and 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, 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 2015, consolidated with amendments 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 Noise and Licensing Enforcement Team, 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

