

Mr James Dempster  
CgMs Limited  
7th Floor  
140 London Wall  
London  
EC2Y 5DN  
United Kingdom

Application Ref: **2015/5871/P**  
Please ask for: **Tessa Craig**  
Telephone: 020 7974 **6750**

15 December 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**Business Centre**  
**344 Gray's Inn Road**  
**London**  
**WC1X 8BP**

Proposal: Proposed external alterations to front and rear facade including the installation of replacement mansard windows and proposed extension of rendered brickwork to arched window surround on front elevation

Drawing Nos: 001, 002, 003, 004, GRAY-EL-01 revision B, GRAY-EL-02 revision C, Photographic Schedule, Design Statement and Cover Letter.

The Council has considered your application and decided to grant permission subject to the following conditions:

#### Conditions and Reasons:

- 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 policies 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:

001, 002, 003, 004, GRAY-EL-01 revision B, GRAY-EL-02 revision C, Photographic Schedule, Design Statement and Cover Letter.

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

#### Informatives:

- 1 Reasons for granting planning permission:

The replacement windows and rendering to the front elevation are considered acceptable in terms of design. The replacement windows will be aluminium framed and double glazed and the rendering will match the cream colour of the existing building and will extend to the bottom of the mansard level. The works would respect the host building and preserve the character and appearance of the conservation area and would not be discernible from street level as they are on the mansard level above three floors.

The proposed replacement windows and rendering works are also not considered to be harmful to neighbours amenity. The windows would fit within the existing openings and would not increase overlooking beyond the existing situation.

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

Neighbouring occupiers were consulted on the application, the application was advertised in the paper and a site notice was erected. One objection has been received and taken into account in determining this application. The site's planning and appeal history was taken into account in coming to this decision.

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 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