

Ms Charlotta Faulkner  
Bluebottle  
13 - 14 Dean Street  
London  
W1D 3RS

Application Ref: **2015/6540/P**  
Please ask for: **Laura Hazelton**  
Telephone: 020 7974 **1017**

11 January 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**Griffin Building**  
**Gray's Inn**  
**London**  
**WC1R 5LN**

Proposal:

Installation of 2 x access doors within existing window apertures to the exterior ground floor south wall of the building and new paved exterior area.

Drawing Nos: MC-001, MC-002 Rev. T1, Design and Access Statement MC-004 dated 19.11.15 and site location plan dated 19.11.2015.

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 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: MC-001, MC-002 Rev. T1, Design and Access Statement MC-004 dated 19.11.15 and site location plan dated 19.11.2015.

Reason:

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

Informative(s):

- 1 Reasons for granting permission:

The proposed works are considered a minor alteration that would not harm the character and appearance of the host building or the setting of the adjacent Listed Building. The new double glazed doors would be fitted into the existing window apertures, and would be constructed of white timber to match the existing windows. Existing details such as the brick arches would be retained which would ensure they would be a sympathetic and complementary addition. In addition, the proposed works are located on a more recent extension to the host building (granted planning permission on 01/03/1999 under reference PS9804698) and the proposals would therefore not result in a loss of historic fabric.

The adjacent garden would be converted into a small patio area which is considered an improvement on its current appearance. Although the proposed works are adjacent to the neighbouring Listed Verulam Buildings, which are predominantly in use as offices, and as there are no windows directly overlooking the proposed works, the amenity of the building's occupants is unlikely to be impacted. There is a residential flat at fourth floor level of Verulam Buildings, but it is located at such an acute angle that it would not have direct views of the development. Furthermore, the proposed doors are replacing existing windows, and it is unlikely that the alterations would result in any increase in potential overlooking.

The works would not be visible from the wider public realm and would therefore not harm the character or appearance of the surrounding streetscene or wider Bloomsbury Conservation Area.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

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, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4 and 7.6 of the London Plan 2015, consolidated with alterations since 2011; and paragraphs 14, 17, and 56 -66 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