

Mr Rob Nursey  
ROBERT DAVIES JOHN WEST LTD  
The Courtyard 59 Church Street  
Staines-upon-Thames  
Middlesex  
TW18 4XS

Application Ref: **2015/6114/P**  
Please ask for: **Zenab Haji-Ismail**  
Telephone: 020 7974 **3270**

18 February 2016

Dear Sir/Madam

### **DECISION**

Town and Country Planning Act 1990 (as amended)

#### **Full Planning Permission Granted**

Address:  
**171 - 173 Gray's Inn Road**  
**London**  
**WC1X 8UE**

Proposal:  
Erection of a roof extension to existing office (use class B1a).

Drawing Nos: L2200/LP, L2200/02, L2200/03, L2200/04 Rev\_A, L2200/05, L2200/06  
Rev\_B, L2200/07 Rev\_B, L2200/08 Rev\_B, L2200/09,  
Supporting documents: Daylight and Sunlight Report, Design and Access Statement (June  
2015) (dated July 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 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:
  - a) Details including sections at 1:10 of all windows (including jambs, head and cill);
  - b) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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 [Drawing nos: L2200/LP, L2200/02, L2200/03, L2200/04 Rev\_A, L2200/05, L2200/06 Rev\_B, L2200/07 Rev\_B, L2200/08 Rev\_B, L2200/09.

Supporting documents: Daylight and Sunlight Report, Design and Access Statement (June 2015) (dated July 2015).

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

- 4 Before the development commences, details of secure and covered cycle storage area for 2 cycles shall be submitted to and approved by the local planning authority. The approved facility shall be provided in its entirety prior to the first occupation of new office accommodation, and permanently retained and maintained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policy DP17 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 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).

- 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 Reasons for granting permission

The proposed roof extension would result in an increase of 127 sqm of floorspace, the increase in the provision of office accommodation in this location is considered acceptable. The proposed roof extension would be 2.7m high and would be set away from the front elevation by 2m. The proposed roof extension is considered to be a sympathetic addition. The materials and fenestration proposed would resemble the existing materials. The proposed roof extension will not harm the appearance of the property, streetscene or conservation area.

The proposed roof extension would not harm the amenity of the neighbouring properties in terms of loss of light and the loss of outlook due to the modest increase in height and the distance between the properties on Mecklenburg Square and Gray's Inn Road.

The proposal is considered to preserve the character of the conservation area. 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 2013.

One objection has been received and duly taken account of in making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies CS5, CS8, CS11, and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP13, DP17, DP24, DP25, DP26 and DP29 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 and paragraphs 14, 17, 56-68 and 126-141 of the National Planning Policy Framework.

- 4 You are advised that this proposal will be liable for the Mayor of London's

Community Infrastructure Levy (CIL) and the Camden CIL as the additional floorspace exceeds 100sqm GIA or one unit of residential accommodation.

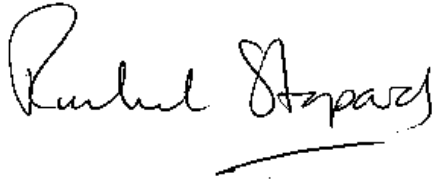
The liable amount may be revised on the receipt of the CIL Additional Information Requirement Form or other changes in circumstances. Both CIL's will be collected by Camden after the scheme has started and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement and/or for late payment. We will issue a formal liability notice once the liable party has been established. CIL payments will also be subject to indexation in line with the construction costs index.

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 'Rachel Stopard', with a horizontal line underneath it.

Rachel Stopard  
Director of Culture & Environment