

Mr Mark Henderson
Bond Bryan Architects
175-185 Grays Inn Road
London WC1X 8UE
United Kingdom

Application Ref: **2015/7119/P**
Please ask for: **Jonathan McClue**
Telephone: 020 7974 **4908**

26 July 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

175-185 Gray's Inn Road
London WC1X 8UE

Proposal:

Roof extension to create a 4th floor to the building to provide additional Office (B1a) space
Drawing Nos: 00002 Rev P4; 01001 Rev P3; 02001 Rev P4; 02002 Rev P3; 02003 Rev P3; 02004 Rev P3; 02005 Rev P5; 02006 Rev P2; 02101 Rev P9; 02105 Rev P14; 02106 Rev P8; 03001 Rev P5; 03002 Rev P4; 03101 Rev P9; 04001 Rev P5; Design and Access Statement (ref: 14-132 GIR-Z0-XX-ST-A-00000) Rev D5-P3; Daylight and Sunlight Report (K150050/psd/G8) and Environmental Noise Assessment dated 23rd October 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 The development hereby permitted shall be carried out in accordance with the following approved plans 00002 Rev P4; 01001 Rev P3; 02001 Rev P4; 02002 Rev P3; 02003 Rev P3; 02004 Rev P3; 02005 Rev P5; 02006 Rev P2; 02101 Rev P9; 02105 Rev P14; 02106 Rev P8; 03001 Rev P5; 03002 Rev P4; 03101 Rev P9; 04001 Rev P5; Design and Access Statement (ref: 14-132 GIR-Z0-XX-ST-A-00000) Rev D5-P3; Daylight and Sunlight Report (K150050/psd/G8) and Environmental Noise Assessment dated 23rd October 2015.

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

- 3 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), ventilation grills, external doors and gates;
 - 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.

- 4 Prior to the implementation of the proposed air conditioning unit, full details and specifications of the equipment shall be submitted to and approved in writing by the Council including details of the external noise level emitted and any mitigation measures as appropriate. The measures shall ensure that the external noise level emitted from the plant equipment will be lower than the lowest existing background noise level by at least 10dBA as assessed according to BS4142:1997 at the nearest and/or most affected noise sensitive premises, with the plant operating at maximum capacity. Approved details shall be implemented prior to the use of the development and thereafter be permanently retained.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 5 The cycle storage area for 14 cycles (including drawing no. 02101 Rev P9) hereby approved shall be provided in its entirety prior to the first occupation of new office (B1a) space, and permanently retained 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.

- 6 Notwithstanding the provisions of Class B1 of the Schedule of the Town and Country Planning (Use Classes) Order 1987 (as amended) and the Town and Country Planning (General Permitted Development) Order 2015, or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order, the new floorspace shall only be used for office employment use and for no other purpose.

Reason: To ensure that the future occupation of the building does not adversely affect the adjoining premises/immediate area by reason of noise, traffic congestion and excessive on-street parking pressure in accordance with policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reasons for granting permission.

The proposal would result in the creation of 45 office workplaces and an increase of 194m² (GEA) of employment (B1a) floorspace through the addition of a 4th floor. This would comply with policy DP13 by increasing the existing provision of office space on-site. As the uplift would be less than 200m² there would be no requirement to provide a secondary use within the building, in line with policy DP1. The existing café (A3) would be relocated to the southern end of the building as per a recent planning approval under 2015/3967/P.

The building height within the prevailing pattern of development is varied with a number of buildings exceeding the host structure. Mansard roofs are located with the vicinity of the proposed development and are common in the Bloomsbury Conservation Area, which this site forms part of. The host building is within the vicinity of a number of listed buildings including the grade II* listed Byron Court to the rear and Eastman Dental Hospital (grade II) opposite. The host building is 4 storeys in height with large lift/staircore overruns at roof level and a mixture of timber screening and concrete parapet additions. It is considered that an additional floor to the building is acceptable in principle.

The proposed mansard would use a standing seam with modern glazed dormers which would align with and be smaller than the windows in the façade below. The mansard addition would slope away from the front and rear elevations and be setback from the parapets to make it appear as a recessive and lightweight addition to the host building. Details of the materials used would be reserved for condition. Overall, it is considered to be an acceptable addition that would preserve

the character and appearance of the conservation area.

External alterations are proposed to the ground floor façade as approved under 2015/3967/P. Overall, these alterations would be appropriate in terms of design, scale and the materials used.

A Daylight and Sunlight Assessment has been submitted to test the proposal against the two adjoining residential properties - Bryon Court and 22-25 Mecklenburgh Square. 88 windows were tested with only 5 having transgressions. Of those transgressions the impact was negligible and on rooms already below BRE guidance. The extension would be setback from the rear parapet and slope away to have a minimal impact on outlook from the properties to the rear. As it would provide employment space a material increase in overlooking would not occur and the building already overlooks properties to the rear with multiple levels of office space.

An 'Environmental Noise Assessment' has been submitted by a qualified Acoustic Engineer. The report assesses background noise levels and sets maximum noise levels for the proposed plant equipment and recommended mitigation methods. Based on the assessment and conclusions within the report plant equipment is considered acceptable in principle. This view is supported by the Council's Environmental Health Officer, subject to a planning condition requiring further details of the equipment and an assessment of the noise level created and mitigation methods.

The proposal would be required to provide 3 additional cycle parking spaces to comply with the minimum requirements of Camden and London Plan cycle parking standards. The existing semi-vertical hanging stands which serve the current office would be re-provided with an increased quantum and space to manoeuvre. 2 Sheffield Stands (creating 4 spaces) would be provided in accordance with the Council's requirements. These details would be secured via condition. The Council's Transport Officers have confirmed that a Construction Management Plan and Highway and Public Realm improvements contribution would not be required given the nature and location of the development.

- 2 The additional floor area would be less than 500m² meaning the scheme is not subject to BREEAM or any specific sustainability requirements. Notwithstanding this, natural ventilation is proposed via the addition of roof mounted wind vents along with passive solar devices, a new energy efficient boiler and LED lighting.

The site's planning history and relevant appeal decisions were taken into account when coming to this decision. An objection was submitted against the original scheme by the Bloomsbury Conservation Area Advisory Committee, however, this was withdrawn following revisions. No other third party comments were received.

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, CS7, CS8, CS11, CS13 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP1, DP12, DP13, DP16, DP17, DP18, DP22, DP24, DP25, DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

- 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).
- 4 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.
- 5 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. Please contact the Council's CIL team (CIL@Camden.gov.uk) for more information.

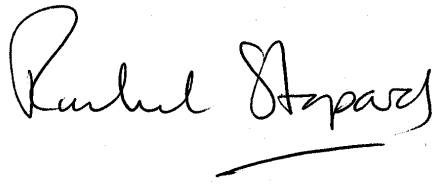
The CIL liable figure will be calculated on the receipt of the CIL Additional Information Requirement Form or other changes in circumstances. Both CIL's will be collected by Camden after the scheme has started and could be subject to surcharges for failure to assume liability or submit a commencement 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 that reads "Rachel Stopard". The signature is written in a cursive style with a horizontal line underneath the name.

Rachel Stopard
Executive Director Supporting Communities