

Mr Oliver Wright  
Plainview Planning Ltd  
Clarendon House  
42 Clarence Street  
Cheltenham  
Gloucestershire  
GL50 3PL

Application Ref: **2016/1098/P**  
Please ask for: **Samir Benmbarek**  
Telephone: 020 7974 **2534**

20 May 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**Room 3.7**  
**344-354 Gray's Inn Road**  
**London**  
**WC1X 8BP**

Proposal:  
Change of use from B1(office) to B1/D1 use (private GP office)  
Drawing Nos: Location Plan; 77\_0178\_007; 77\_0178\_007 (Proposed); Planning Statement

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 Location Plan; 77\_0178\_007; 77\_0178\_007 (Proposed); Planning Statement

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

Informative(s):

- 1 Reasons for granting permission:

No external alterations are proposed and as a result there would be no harm to the character and appearance of the host building, the street scene or wider area. The proposal would result in a loss of 29.0sqm of office space which is contrary to policies CS8 and DP13 of the Local Development Framework. There is a need for medical general practitioners within the area and the remainder of the building will continue to provide office employment. On balance the loss in small amount office floorspace that goes some way in meeting a community need as proposed proposal is considered to be acceptable.

It is not considered there would be adverse amenity impacts upon neighbouring residential occupiers as the proposed changes are internal.

No objections have been raised in relation to the works. The application site's planning history and relevant appeal decisions were taken into account when coming to this decision.

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 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 CS1, CS5, CS7, CS9 and CS10 of the London Borough of Camden Local Development Framework Core Strategy and policies DP13, DP15, DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with 2.15, 3.19, 4.7, 4.8, 6.9 and 7.4 of the London Plan 2015 and paragraphs 14, 17, 56-66 and 125-141 of the National Planning Policy Framework.

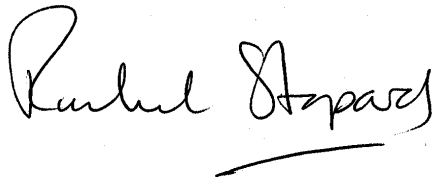
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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



Rachel Stopard  
Director of Supporting Communities