

107 Gray's Inn Road – ref: 2015/4674/P



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Front elevation showing mansard (2013/7039/P) implemented and unauthorised works of louvres within dormer windows (to be removed as part of this application)

Delegated Report		Analysis sheet	Expiry Date:	15/10/2015
(Members Briefing)		N/A / attached	Consultation Expiry Date:	17/09/2015
Officer			Application Number(s)	
Gideon Whittingham			2015/4674/P	
Application Address			Drawing Numbers	
107 Gray's Inn Road London WC1X 8TZ			Refer to Draft Decision Notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Installation of roof top plant room and associated louvres and external plant at rear ground floor level (retrospective).				
Recommendation(s):		Grant Conditional Permission		
Application Type:		Full Planning Permission		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	49	No. of responses	04	No. of objections	04
Summary of consultation responses:	<p>Site notice erected: 26/082015 Press notice published: 27/082015</p> <p>4 objections were received from the occupiers of 9 Brownlow Mews, 9a Brownlow Mews, 7 Brownlow Mews, Old Waterfield, Winkfield Road (owner of 8 Brownlow Mews) regarding the following:</p> <ul style="list-style-type: none"> At the moment, the planning application by 107 Grays Inn states that the plant will not operate from 11pm-7am. Following the example of 99 Grays Inn, I would ask that 107 Greys Inn undertake not to operate the plant across the wider time window of 7pm to 7am Sun-Thurs, and from 7pm to 9am Fri-Sat (See paragraph for officer response 4.2) We object to the proposed development because of the substantial and dominating size of the two cabinets and the failure to preserve or enhance a conservation area. (See paragraphs for officer response 3.1 – 3.7) The acoustic dampening units have been placed along the rear wall of the building, and are clearly visible from the rear of our houses, being only about 15 feet from our kitchen windows. They are extremely unsightly due to their bulky appearance. Given that they are situated in a conservation area it feels as if little has been done to preserve the amenities of the adjoining houses and flats. (See paragraphs for officer response 4.1 – 4.4) 					
CAAC/Local groups comments:	The Bloomsbury CAAC was directly notified by email and have provided no comment to date.					

Site Description

The site comprises a mid-terrace, four storey office building, located on the western side of Gray's Inn Road.

The building is located within the Bloomsbury Conservation Area however is not noted as making a positive contribution to the Conservation Area.

At the rear of the site are residential dwellings at 7-10 Brownlow Mews. The rear elevation of the Brownlow Mews buildings are located approximately 4-5 metres from the rear building line of the application site.

Relevant History

Ref: 2013/7039/P - Erection of mansard roof extension including dormer windows to front & rear and skylights at rear to provide additional office space (Class B1). Replacement & relocation of air conditioning plant at rear. Alterations to front elevation at ground floor level including new entrance doors. Granted 12/05/2014

Relevant policies

National Planning Policy Framework 2012
London Plan 2016

LDF Core Strategy and Development Policies 2010

CS5 Managing the impact of growth and development
CS13 (Tackling climate change through promoting higher environmental standards)
CS14 Promoting high quality places and conserving our heritage
DP24 Securing high quality design
DP25 (Conserving Camden's heritage)
DP26 Managing the impact of development on occupiers and neighbours
DP28 Noise and vibration

Camden Planning Guidance 2011: CPG6 Amenity

Camden Planning Guidance 2015: CPG1 Design

Bloomsbury Conservation Area Appraisal and Management Strategy 2011

Assessment

1. Background

1.1 Planning permission was granted on 12/05/2014 (see relevant site history) specifically for:

- The erection of a mansard roof extension including dormer windows to the front & rear and skylights at rear to provide additional office space (Class B1).
- The proposal involved the replacement & relocation of air conditioning plant at rear and new aluminium doors to the front entrance.
- The roof extension would have grey slate tiles with lead dormer cheeks and aluminium framed windows. It would have a pitch of 70 degrees with a maximum height of 3.6metres.
- The front entrance door on Gray's Inn Road would be replaced with a new brown aluminium door.

2. Proposal

2.1 This application proposes the retention of the following elements which have been incorporated within the above mentioned scheme:

- Retention of 3 louvre panels within the (lower) front pitch of the mansard, set below 3 dormers and behind a raised parapet
- Retention of louvre panel within (upper) front roof pitch measuring 2mx2m
- Retention of louvre panel replacing 2 rear windows to rear lower mansard slope
- Retention of 2 x plant enclosures attached to rear ground floor elevation of building
- Retention of relocated and amalgamated bin stores at rear ground floor level
- Relocation of waste enclosures at rear ground floor level
- Omission and alteration of a number of windows to rear elevation

2.2 The main issues for consideration therefore are:

- Design
- Residential amenity

3. Design

3.1 In consideration of DP24 and DP26, there is a general presumption that external alterations such as plant units can be unsightly by virtue of their exposed location or prominent position.

3.2 In this instance, rather than seek an unsightly roof level box to incorporate the plant requirement, typically representing a bulky and unsympathetic afterthought, the revised application thoughtfully incorporates the plant requirement within the roof space, responsibly forfeiting office accommodation, in order to minimise its visual impact.

3.3 Whilst it is acknowledged that the louvres will be visible from private upper level views, their position set within the pitch of the mansard roof and behind the parapet will minimise their prominence from public views.

3.4 The roof level alterations would not detract from the CPG1 compliant mansard roof and dormer windows set within, but rather the works would align with the pitch of the front and rear mansard pitch form. To ensure the roof level louvres apparent nature is concealed, a condition shall secure that they be coloured to match the slate adjacent.

3.5 The proposal would also seek to amalgamate singular units attached to the rear elevation of the main building within 2 enclosures at rear ground floor level. Whilst this addition would be visible from private views, particularly those adjacent properties along Brownlow Mews, the majority of its subordinate presence would be screened in any case by the intermediate boundary wall of a matching height.

3.6 Within this context, the proposal introduces acceptable alterations to an extant permission which would not be harmful to the character or appearance of the host building or the surrounding the Bloomsbury Conservation Area.

3.7 Special regard has been attached to the desirability 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.

4. Residential Amenity

4.1 As per the consultation responses, a number of residents have raised concern that the proposal would increase noise levels as a result of its proximity at the rear to 7-10 Brownlow Mews, approximately 4-5 metres away. The Brownlow Mews dwellings were constructed in the mid 1990's and generally have dual facing living rooms at third floor level, bedrooms at the rear second floor level, kitchens at rear first floor level and bedrooms at rear ground floor level.

4.2 The applicant has submitted a revised acoustic report and background noise survey which includes calculations of the predicted noise levels to support compliance with the Council's standards. The Council's Environmental Health Officer has assessed the submitted acoustic report and is satisfied the Council's required standards are capable of being met, subject to conditions regulating noise and vibration levels. In mind of the local residents' concerns, a further condition shall be attached limiting the hours of use of the units between 0700 and 2300 hours only, as per the extant permission.

4.3 In respect of the ground floor enclosure and replacement refuse units, by virtue of their limited size and height matching that of the surrounding boundary walls would not result in loss of outlook to the adjacent occupiers along Brownlow Mews.

4.4 It is considered that, as a result of the proposals nature, no harm would be caused with regard to the amenity of the occupiers of the neighbouring and adjacent properties in terms of sunlight, daylight or privacy.

Recommendation: Grant Conditional Permission

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Wednesday 28th December 2016, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Mr Nicholas Mulholland
AWW Architects
106 Weston Street
London
SE13QB

Application Ref: **2015/4674/P**
Please ask for: **Gideon Whittingham**
Telephone: 020 7974 5180

21 December 2016

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
107 Gray's Inn Road
London
WC1X 8TZ

DECISION

Proposal: Installation of roof top plant room and associated louvres and external plant at rear ground floor level (retrospective).

Drawing Nos: 1000 Rev C; 1001 Rev C; 2100 Rev E; 2101 Rev E; 2102 Rev E; 2103 Rev E; 2104 Rev E; 2700 Rev C; 2701 Rev C; 2702 Rev C; 2703 Rev C; 3000 Rev E; 3001 Rev E; 3002 Rev D; 3003 Rev D; 4000 Rev E; 4001 Rev E; 4002 Rev E; 4003 Rev D; 4004 Rev D; 4005 Rev D; 1002 Rev D; 2150 Rev S; 2151 Rev M; 2152 Rev T; 2153 Rev Q; 2154 Rev S; 2155 Rev J; 3010 Rev K; 3011 Rev N; 3012 Rev E; 3013 Rev E; 4010 Rev J; 4011 Rev F; 4012 Rev F; 4013 Rev G; 4014 Rev H; 5050 Rev D; 5053 Rev B; 4015 Rev E; 5054 Rev B; 1600 Rev C; Noico- 2014-09-11 - 107 GIR 4th Floor Plantroom Noise Assessment - 64073; H1822 - 107 Gray s Inn Road - Noise Assessment - v2.

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 granted planning permission shall be completed in

Executive Director Supporting Communities



accordance with the drawings hereby approved within 6 months of the date of this permission.

Reason: In order to safeguard the amenities and appearance of the area generally in accordance with the requirements of policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24, DP25, DP26 and DP28 of the London Borough of Camden Local Development Framework Development.

- 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 [1000 Rev C; 1001 Rev C; 2100 Rev E; 2101 Rev E; 2102 Rev E; 2103 Rev E; 2104 Rev E; 2700 Rev C; 2701 Rev C; 2702 Rev C; 2703 Rev C; 3000 Rev E; 3001 Rev E; 3002 Rev D; 3003 Rev D; 4000 Rev E; 4001 Rev E; 4002 Rev E; 4003 Rev D; 4004 Rev D; 4005 Rev D; 1002 Rev D; 2150 Rev S; 2151 Rev M; 2152 Rev T; 2153 Rev Q; 2154 Rev S; 2155 Rev J; 3010 Rev K; 3011 Rev N; 3012 Rev E; 3013 Rev E; 4010 Rev J; 4011 Rev F; 4012 Rev F; 4013 Rev G; 4014 Rev H; 5050 Rev D; 5053 Rev B; 4015 Rev E; 5054 Rev B; 1600 Rev C; Noico- 2014-09-11 - 107 GIR 4th Floor Plantroom Noise Assessment - 64073; H1822 - 107 Gray s Inn Road - Noise Assessment - v2.]

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

- 4 Noise levels at a point 1 metre external to sensitive facades shall be at least 5dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 10dB(A) below the LA90, expressed in dB(A).

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 Prior to use of any machinery, plant or equipment at the development, all specified noise mitigation must be in place and adequately installed and maintained as specified in report ref: 640733-3, dated 11th September 2014.

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.

- 6 All roof level louvres hereby approved shall be coloured in materials that resembles, as closely as possible, in colour and texture the mansard roof of the existing building and be so retained.

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.

- 7 The plant units hereby permitted shall not be operational outside of 0700 hrs and 2300 hrs.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies 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 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 The Mayor of London introduced a Community Infrastructure Levy (CIL) to help pay for Crossrail on 1st April 2012. Any permission granted after this time which adds more than 100sqm of new floorspace or a new dwelling will need to pay this

CIL. It will be collected by Camden on behalf of the Mayor of London. Camden will be sending out liability notices setting out how much CIL will need to be paid if an affected planning application is implemented and who will be liable.

The proposed charge in Camden will be £50 per sqm on all uses except affordable housing, education, healthcare, and development by charities for their charitable purposes. You will be expected to advise us when planning permissions are implemented. Please use the forms at the link below to advise who will be paying the CIL and when the development is to commence. You can also access forms to allow you to provide us with more information which can be taken into account in your CIL calculation and to apply for relief from CIL.

<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

We will then issue a CIL demand notice setting out what monies needs to paid when and how to pay. Failure to notify Camden of the commencement of development will result in a surcharge of £2500 or 20% being added to the CIL payment. Other surcharges may also apply for failure to assume liability and late payment. Payments will also be subject to indexation in line with the construction costs index.

Please send CIL related documents or correspondence to CIL@Camden.gov.uk

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

Executive Director Supporting Communities