

Miss Rebecca Dewey
Iceni Projects
Flitcroft House
114-116 Charing Cross Road
London
WC2H 0JR

Application Ref: **2015/3091/P**
Please ask for: **Michael Cassidy**
Telephone: 020 7974 **5666**

17 August 2015

Dear Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
277A Gray's Inn Road
London
WC1X 8QF

Proposal: Details pursuant to Condition 24 (Acoustic Report) of planning permission (2014/4267/P) dated 10/10/2014 for demolition of existing building and comprehensive mixed-use redevelopment of the site to residential use with ancillary basement gym, offices, café/gallery and associated works.

Drawing Nos: Cover letter, prepared by Iceni Projects Limited, dated 28/05/2015; Primary Residential Internal Fabric Report, prepared by Hann Tucker Associates; Acoustic Report, prepared by Sharps Redmore (for reference - approved document); and Acoustic Trickle Vent Manufacturers Specification.

The Council has considered your application and decided to grant permission.

Informatives:

- 1 Reasons for granting permission:

The application seeks to discharge Condition 24 of planning permission

Director of Culture & Environment
Ed Watson

2014/4267/P, granted on 10/10/2014, for the demolition of the existing building and comprehensive mixed-use redevelopment of the site to provide 60 residential units (including 14 affordable flats) comprising: 56 units arranged around the new open space (seven x 2 storey houses plus lower-ground floor, 49 x flats in 3, 7 and 8 storey blocks plus lower-ground floor) and 4 flats in a 4 storey plus lower-ground building on St Chads street, with ancillary basement gym; with offices at ground and lower-ground floor, café/gallery (Class A1/Class A3) at ground floor, together with cycle parking, access, landscaping, boundary treatments and associated works.

Condition 24 states that prior to commencement of development, (other than site clearance & preparation, relocation of services, utilities and public infrastructure and demolition), details of sound insulation measures for incorporation into the building envelope in order to achieve BS 8233 criteria of 30dB LAeq in all bedrooms and 35dB in all living rooms, to be submitted to and approved in writing.

A Primary Residential Internal Fabric Report, has been prepared by Hann Tucker Associates and includes details of the proposed sound insulation measures for incorporation into the building. In doing so, this report responds to the recommendations set out in the approved Sharps Redmore Acoustic Report dated June 2014, which is submitted for ease of reference. A manufacturer's specification of the proposed trickle vent system is also included.

The Hann Tucker Associates report demonstrates that the building envelope will be able to achieve BS 8233 criteria of 30dB LAeq in all bedrooms and 35dB in all living rooms, as required by the Condition. The details have been reviewed by the Council's Environmental Health Section who consider it sufficient to meet the requirements of the condition.

No objections have been received prior to making this decision. The sites planning history and relevant appeal decisions were taken into account when coming to this decision.

The details submitted have been assessed in relation to the approved scheme, the site and its surroundings. They are considered sufficient to satisfy the requirements of Condition 24 and the details are in general 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.

- 2 You are advised that Conditions 3 (sample materials), 5 (sample panels), 9(b) (ground investigation), 10 (cycle parking), 13 (extract ventilation), 14 and 15 (privacy screens), 16 (refuse and recycling storage), 17 (piling), 23 (sustainable urban drainage) and 25 (plant noise assessment) of planning permission 2014/4267/P remain outstanding.

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 'Ed Watson', written in a cursive style.

Ed Watson
Director of Culture & Environment