

Mr Nicholas Mulholland  
AWW Architects  
106 Weston Street  
London  
SE13QB

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

28 December 2016

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**

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 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.

- 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 development hereby granted planning permission shall be completed in 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.

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 floor space 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.

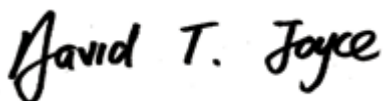
Please send CIL related documents or correspondence to [CIL@Camden.gov.uk](mailto:CIL@Camden.gov.uk)

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



David Joyce  
Executive Director Supporting Communities