

Mr Peter Dines  
Gerald Eve  
72 Welbeck Street  
London  
W1G OJB

Application Ref: **2016/6057/P**  
Please ask for: **Evelyn Jones**  
Telephone: 020 7974 **2783**

20 January 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**322-326 Gray's Inn Road**  
**London**  
**WC1X 8BU**

Proposal:  
Change of use of ground floor retail unit (A1) to hotel (C1)  
Drawing Nos: Location Plan, 1984.4.02P, 1984.4.03P, 1984.4.04P, 1984.4.05P,  
1984.4.06P, 1984.4.07P, 1984.4.08P, 1984.4.09, Heritage Audit, Design and Access  
Statement received 03/11/2016

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 Location Plan, 1984.4.02P, 1984.4.03P, 1984.4.04P, 1984.4.05P, 1984.4.06P, 1984.4.07P, 1984.4.08P, 1984.4.09, Heritage Audit, Design and Access Statement received 03/11/2016

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

The proposal would see the change of use of part of the ground floor of the site from A1 (retail) to C1 (Hotel). The current use of the site is C1 and is occupied by Tune Hotel, a long established occupier of the site. The current retail space occupying the ground floor is part of the existing hotel premises and the main entrance is located inside the hotel with a secondary entrance on Gray's Inn Road. The site is therefore predominantly in use by the hotel and the loss of A1 unit in this area is considered acceptable in this context.

The site lies within the Kings Cross St Pancras Conservation Area but is not listed, though it has been identified within the Kings Cross St Pancras Conservation Area Statement (2003) as a positive contributor.

The site lies within an area identified within CPG5 as needing to protect retail uses as it is located within the eastern part of the central London frontage. Though the proposal is contrary to this policy, it is considered that this is outweighed by the need for expansion of tourism facilities in the Kings Cross regeneration area as stated in policy DP14.

There were no comments received from members of the public or local residents groups. The planning history of the site has been taken into account when coming to this decision.

Special attention has been paid to the desirability of preserving or enhancing the character and 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 proposed development is in general accordance with policies CS1, CS3, CS8, CS9, and CS14 of the London Borough of Camden Local Development Framework Core Strategy and Policies DP12, DP14, DP15, DP25, and DP26, of the London Borough of Camden Local Development Framework Development Policies. The development is also in accordance with the provisions of the London Plan 2016; as well as the National Planning Policy Framework 2012.

- 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.

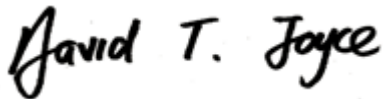
- 3 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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



David Joyce  
Executive Director Supporting Communities