

Miss Alice Broomfield
DP9 Ltd
DP9 Ltd 100 Pall Mall
London SW1Y 5NQ

Application Ref: **2017/0306/P**
Please ask for: **Jonathan McClue**
Telephone: 020 7974 **4908**

17 March 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:
175-185 Gray's Inn Road
London
WC1X 8UE

Proposal: Variation of approved plans (condition 3) of 2015/3967/P dated 08/09/2015 for: (Relocation of existing cafe (A3) on ground floor; alterations to ground floor facade and entrances; installation of mechanical plant equipment at roof level); **CHANGES ARE** to bring forward the shop frontage (retrospective works), install metal window frames, introduce a stall riser and widen the main entrance doorway by 200mm.

Drawing Nos: Approved Plans: TWI-1206-G-GA and TWI-1206-G-EXT.

Superseded Plans: GIR-BBA-Z0-GF-DR-A-02101-D5 Rev P11 and GIR-BBA-Z0-ZZ-DR-A-03101-D5 Rev P5.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 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.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans 01001 D5 Rev P2; 01002 D5 Rev P2; 02001 D5 Rev P4; 02005 D5 Rev P3; 02106 D5 Rev P3; 03001 D5 Rev P2; 03201 D5 Rev P3; Design and Access Statement (ref: 14-132 BBA-Z0-XX-ST-A-00000) Rev 00 dated 10/07/2015 and Environmental Noise Assessment dated 20/02/2015.

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

- 3 The details and specifications of the plant equipment shall be implemented in accordance with the details approved in writing by the Council under 2015/6058/P of 09/12/2015. The external noise level emitted from the plant equipment shall be lower than the lowest existing background noise level by at least 10dBA as assessed according to BS4142:1997 at the nearest and/or most affected noise sensitive premises, with the plant operating at maximum capacity. The approved details shall be implemented prior to the use of the development and thereafter be permanently retained.

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.

Informative(s):

- 1 Reasons for granting permission.

The host building is occupied by an office (B1a) use over all floors in addition to a ground floor café. It is located within the Bloomsbury Conservation Area and the Central London Area. The proposed changes to the original permission include the bringing forward of part of the shop frontage on the Gray's Inn Road elevation and introduction of a stall riser (works have been undertaken), the widening of the main entrance doorway by 200mm and other minor works to the shopfront. The cycle parking would remain on the ground floor and be in accordance with the details approved under 2015/7119/P which includes an uplift of spaces that would be compliant with CPG7 (Transport).

The external alterations to the ground floor façade are acceptable and would make it uniform in appearance. Overall, the proposed alterations would be appropriate in terms of design, scale and the materials used. They would preserve and enhance the character and appearance of the conservation area.

The site's planning and appeal history has been taken into account when coming to this decision. One comment was received from a renter of office space within the application site. The objections raised were in relation to unprofessional and poor management of the management group that have purchased the building. These objections are not considered to be material planning considerations and have not formed part of the assessment.

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 CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, policies DP24, DP25, DP26 and DP30 of the London Borough of Camden Local Development Framework Development Policies and policies A1, D1 and D2 of the Camden Local Plan Draft Submission 2016. The proposed development also accords with the London Plan 2016 and 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

David T. Joyce

David Joyce
Director of Regeneration and Planning