

Mr James Nicholson  
JN Architectural Design  
Flat 3  
4 Sillwood Terrace  
Brighton  
BN12LR

Application Ref: **2017/3577/P**  
Please ask for: **John Diver**  
Telephone: 020 7974 **6368**

25 October 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**55 A Gray's Inn Road**  
**London**  
**WC1X 8PP**

Proposal:

Alterations to dwelling (Use Class C3) including the replacement of roof lanterns with glazed rooflights, installation of decking, trellis screening and new access door/stair to rear at first floor level to form a terrace as well as installation of planter boxes to front elevation.  
Drawing Nos: GA-01, GA-02, GA-03 rev C, GA-11, GA-11, GA-20 rev B, GA-21, GA-22;  
CO-001, CO-002; K-101 rev A, K-102 rev A, K-103 rev A, K-104 rev A.

Supporting documents: Heritage, Design & Access Statement (dated 02.08.17); Heritage Statement addendum #1 (rear closet wing details) prepared by James Nicholson Design (dated 05.09.17); Heritage Statement addendum #2 (opening up details) prepared by James Nicholson Design (dated 02.10.17); Email: Confirmation of decking material (dated 12.10.17); 'Ecodek' Composite Decking specification.

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 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 D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: GA-01, GA-02, GA-03 rev C, GA-11, GA-11, GA-20 rev B, GA-21, GA-22; CO-001, CO-002; K-101 rev A, K-102 rev A, K-103 rev A, K-104 rev A.

Supporting documents: Heritage, Design & Access Statement (dated 02.08.17); Heritage Statement addendum #1 (rear closet wing details) prepared by James Nicholson Design (dated 05.09.17); Heritage Statement addendum #2 (opening up details) prepared by James Nicholson Design (dated 02.10.17); Email: Confirmation of decking material (dated 12.10.17); 'Ecodek' Composite Decking specification.

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

#### Informative(s):

- 1 Reasons for granting permission.

The development would not alter the use of the residential unit or include any further sub-division of the property. The proposed alterations to the rear would remain sympathetic to the host property and would not detract from its character due to their size, siting and design. The alterations to the rear would help to rationalise the existing situation, reduce visual clutter and improve the overall appearance of the rear elevation of the property; which has suffered from insensitive historic alterations (existing flat roof and rooflights of poor quality with exposed plant detracting from the setting of the building). The new access door and stair are sensitive positioned and sized so as to assure that this would not impact upon the character of the property. The rear of the site is not visible from any public place and only from limited private views (i.e. from the private terrace of the adjoining building). The proposed front planters would not detract from the elevational composition, adding an attractive detail to the front elevation and being appropriately designed. This addition is therefore welcomed. The proposed

alterations are not considered to detract from the character and appearance of the Grade II listed property or the Bloomsbury Conservation Area.

The proposed development would not include any extensions or additions which would cause a loss of light or outlook to any neighbouring occupier. The proposed rear terrace is highly enclosed by densely built development, with no adjacent habitable / clear glazed room windows to adjoining properties which might be compromised as a result of the use of the flat roof as a terrace or the proposed fencing enclosure. The proposed terrace would extend alongside an existing terrace to the neighbouring building but at a lower level. As the level of this terrace is significantly higher than the level of the terrace proposed, no concerns is raised with regard to a loss of privacy to this existing external space. The proposed terrace would be for the sole use of the occupiers of the single residential unit and no additional plant is proposed. The development would therefore not give rise to any significant noise or disturbance to adjoining occupiers. The existing plant to the restaurant below was historically granted permission and remains unaltered.

No objections have been received prior to making this decision. The planning history has been taken into account in coming to this decision.

Special attention has been paid to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses, and the desirability of preserving or enhancing the character or appearance of the conservation area, under s.66 and s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

As such, the proposed development is in general accordance with policies A1, A4, D1 and D2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2012.

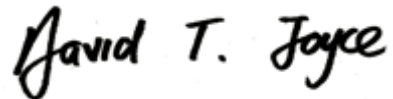
- 2 A full assessment of the impact of the proposed works upon the Grade II listed building was made under Listed Building Consent application 2017/4170/L
- 3 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and 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, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 4 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 Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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.

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 that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce  
Director of Regeneration and Planning