

Application ref: 2018/2725/P  
Contact: Thomas Sild  
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Date: 10 September 2018

**Development Management**  
Regeneration and Planning  
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Osel Architecture  
26 Oldbury Place  
London  
W1U 5PR

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**171 Gray's Inn Road**  
**London**  
**WC1X 8UE**

Proposal: Erection of 3rd floor roof extension to provide 100sqm (B1) office space.

Drawing Nos: L2200/LP, L2200/02, L2200/03, L2200/04 Rev A, L2200/05, L2200/06 Rev B, Proposed Front and Side elevations 22/08/18 Rev D, Proposed Rear & Side Elevations 22/08/18 Rev D, L2200/09. Supporting documents: Daylight and Sunlight Report, Design and Access Statement (July 2015).

The Council has considered your application and decided to grant permission subject to the following conditions:

#### Conditions and Reasons:

- 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 plan: L2200/LP, L2200/02, L2200/03, L2200/04 Rev A, L2200/05, L2200/06 Rev B, Proposed Front and Side elevations 22/08/18 Rev D, Proposed Rear & Side Elevations 22/08/18 Rev D, L2200/09, Daylight and Sunlight Report, Design and Access Statement (July 2015).

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

3 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

a) Details including sections at 1:10 of all windows (including jambs, head and cill), ventilation grills, external doors and gates;

b) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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.

4 Before the development commences, details of secure and covered cycle storage area for 2 cycles shall be submitted to and approved by the local planning authority. The approved facility shall thereafter be provided in its entirety prior to the first occupation of any of the new floorspace, and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T1 of the London Borough of Camden Local Plan 2017.

Informative(s):

1 Reasons for granting permission

The development as proposed was previously granted permission in 2016.

The proposed extension would add a third floor level to the host building, increasing its height by 2.7m along the roofline and matching the height of the adjoining 175 Gray's Inn Road. The extension would be set back from the existing rear elevation by 2m to mitigate impact on properties to the rear.

Proposals were revised to add a front facing roof top parapet to provide a better quality roofline and frontage appearance. A string course above the second floor was added to better demarcate the extension above and align with architectural features of adjacent buildings.

The development would result in an increase of 127sqm of B1 office floorspace, and the increase in the provision of office accommodation in this location is considered acceptable. The addition of a third floor level, in matching materials is considered to be a sympathetic addition to the host building. The proposed extension would not significantly harm the appearance

of the property, streetscene or surrounding conservation area.

The additional floorspace triggers a requirement for two cycle parking spaces and a condition is added to secure details of their location within the building.

The proposed roof extension would not result in unacceptable harm to the amenity of the neighbouring properties in terms of loss of light and the loss of outlook due to the modest increase in height and the distance between the properties on Mecklenburg Square and Gray's Inn Road.

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 Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

No objections were received prior to making this decision and the planning history of the site and surrounding area has been taken into account.

the proposal is in general accordance with Policies G1, E1, E2, D1, D2 and A1 of the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2016 and National Planning Policy Framework.

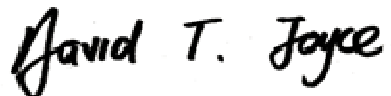
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 3 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.
- 4 This proposal may be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL. Both CILs are collected by Camden Council after a liable scheme has started, and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement. We issue formal CIL liability notices setting out how much you may have to pay once a liable party has been established. CIL payments will be subject to indexation in line with construction costs index. You can visit our planning website at [www.camden.gov.uk/cil](http://www.camden.gov.uk/cil) for more information, including guidance on your liability, charges, how to pay and who to contact for more advice.

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