

Application ref: 2018/3626/P  
Contact: Thomas Sild  
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Date: 7 November 2018

**Development Management**  
Regeneration and Planning  
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Re-creo Architecture Ltd  
195-199 Grays Inn Road  
London  
WC1X 8UL

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**195-199 Gray's Inn Road**  
**London**  
**WC1X 8UL**

Proposal:  
Demolition and rebuild of ancillary rear structure including excavation of floor level by 850mm  
Drawing Nos: Site location Plan, AP01.01 Rev A, Addendum to the Basement Impact Assessment For New Basement Works To 195-199 Grays Inn Road (Ref 2630 1st Aug 2018)

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: Site location Plan, AP01.01 Rev A, Addendum to the Basement Impact Assessment For New Basement Works To 195-199 Grays Inn Road (Ref 2630 1st Aug 2018)

Reason:

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

- 3 The proposed rooflight hereby approved shall be obscure glazed and shall not be open outside the hours of 08:00 and 20:00 Monday-Friday.

Reason: In order to prevent noise and general disturbance of neighbouring premises in accordance with the requirements of policies G1, A1 and A4 of the Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission

The part of the rear structure that is proposed to be demolished is visibly discontinuous from the historic buildings on Mecklenburg Street, is in different brick with concrete lintels and is clearly of a much later period. The structure is not considered to integral to the historic value of the listed townhouses on Mecklenburgh Street. To this extent, its demolition and reconstruction as proposed are acceptable.

The rear structure would be rebuilt in matching materials without the two side facing windows but with the addition of a roof light.

To ensure a high quality and appropriate appearance of the rebuilt structure, and to safeguard the character of the surroundings, a condition will be attached requiring the submission of details of all facing materials for approval by the local planning authority.

The proposals include the lowering of the floor level by 800mm. This change has been reviewed by the Council's consultant engineer in conjunction with the Basement Impact Assessment supplied and audited for the remainder of the site. The BIA is confirmed as being sufficient to cover the impact of the lowering the floor within the rear structure. There is evidence to indicate the possible existence of an underground brick vault under the above-ground structure, associated with no. 6 Mecklenburgh Street. As such a condition will be added to the Listed Building Consent requiring the careful investigation of the existence of the vault as development is progressing in consultation with the Council's conservation officer.

The rebuilt structure will be of the same external dimensions with the removal of site facing windows. This as such the proposal would not result in detrimental impact on the amenity of neighbours through loss of daylight or overlooking. A planning condition will be attached to this permission requiring the proposed rooflight is obscure glazed to safeguard the visual privacy of neighbouring occupants and future occupants of the host building.

One objection was received and duly considered when making this decision.

The planning history of the site and surrounding area were taken into account. Special regard has been attached to the desirability of preserving or enhancing the conservation area and adjacent listed buildings, under s.66 and s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

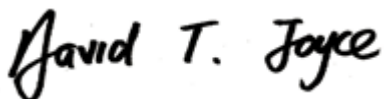
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2018.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



David Joyce  
Director of Regeneration and Planning