

Application ref: 2018/4386/L
Contact: Ben Farrant
Tel: 020 7974 6253
Date: 22 January 2019

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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WC1H 9JE

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Zaavia Design Ltd
15 Yoxley Drive
Ilford
IG2 6PZ

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

69 Gray's Inn Road
London
WC1X 8TP

Proposal:

Retention in a modified form of ventilation duct with associated internal and external alterations

Drawing Nos: Location Plan (unnumbered), ZAAVIA/69GIR/101_Rev.A, ZAAVIA/69GIR/102_Rev.A, ZAAVIA/69GIR/103_Rev.A, ZAAVIA/69GIR/104_Rev.A, ZAAVIA/69GIR/105_Rev.A, ZAAVIA/69GIR/106_Rev.A, ZAAVIA/69GIR/107_Rev.A, ZAAVIA/69GIR/108_Rev.A, & Environmental Noise Assessment Ref: 103698.ad.Issue1 by Acoustics Plus dated 18/10/2018.

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

Conditions And Reasons:

- 1 Within three months of the date of this permission the proposed reduction of the duct and associated works to the frontage shall be completed in accordance with the approved plans.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of

the London Borough of Camden Local Plan 2017.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: Location Plan (unnumbered), ZAAVIA/69GIR/101_Rev.A, ZAAVIA/69GIR/102_Rev.A, ZAAVIA/69GIR/103_Rev.A, ZAAVIA/69GIR/104_Rev.A, ZAAVIA/69GIR/105_Rev.A, ZAAVIA/69GIR/106_Rev.A, ZAAVIA/69GIR/107_Rev.A, ZAAVIA/69GIR/108_Rev.A, & Environmental Noise Assessment Ref: 103698.ad.Issue1 by Acoustics Plus dated 18/10/2018.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 All new work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

Informative(s):

- 1 The subject site is located within the Central London Area, it is a Grade II Listed Building within the Bloomsbury Conservation Area.

This application proposes to retain the already installed ventilation ducts in a modified form, cutting back the duct to within the shop, so that only a glass square panel with ventilation holes is installed on the outer side of the shop front. No other works are proposed.

Whilst it is acknowledged that the pipes and vent cover are not typically attractive features to be incorporated on a Grade II Listed Building within a conservation area, the modern shopfront is clearly differentiated from the main historic building. The low position of the vent cover behind railings, coupled with the proposed modified design (with the duct being entirely internal) is considered to further reduce its prominence. As such, the proposal would not result in harm to the character, appearance or historic interest of the property, and is considered to be acceptable in accordance with policy D2.

Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under schedule 16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

No objections were received following public consultation. The planning history of the application site was considered prior to this determination.

Given the above assessment, the proposed development is in general

accordance with policy D2 of the Camden Local Plan 2017, the London Plan 2016, and the National Planning Policy Framework 2018.

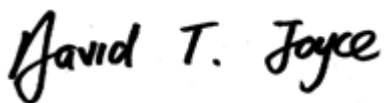
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 3 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 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 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

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