

Application ref: 2018/3935/P
Contact: Ben Farrant
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Date: 22 January 2019

Development Management
Regeneration and Planning
London Borough of Camden
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Zaavia Design Ltd
15 Yoxley Drive
Ilford
IG2 6PZ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission 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 permission subject to the following condition(s):

Condition(s) and Reason(s):

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

- 4 The cumulative sound level from the proposed external building services and fixed plant shall be 10dB or more below the lowest background sound level at the nearest residential receptor at any time. The subject plant shall be installed and constructed to ensure compliance with the above requirements and the Environmental Noise Assessment Ref: 103698.ad.Issue1 by Acoustics Plus dated 18/10/2018.

Reason: To ensure that the amenity of occupiers of the surrounding premises is not adversely affected by noise from mechanical installations/ equipment, in accordance with Policy A4 of the Camden Local Plan 2017.

Informative(s):

- 1 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).
- 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 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.

3 Reasons for granting permission.

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 policies D1 and D2 of the Local Plan (2018).

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 66 & 72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

The proposed alterations would not impact adversely on the amenities of surrounding occupiers, and an appropriate noise impact assessment has been submitted alongside the application. The Council's Environmental Health Officer has made no objection to the proposed scheme based on the noise impact assessment, subject to appropriate conditions.

One objection was received on the basis of a change of use of the site (previously occupied by a retail shop, now occupied by a dry cleaners). As both a shop and dry cleaners fall within the A1 use class, there has been no change of use of the premises. 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 policies A1, A4, D1 & D2 of the Camden Local Plan 2017, the London Plan 2016, and the National Planning Policy Framework 2018.

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 T. Joyce

David Joyce
Director of Regeneration and Planning