

Application ref: 2018/3414/P  
Contact: Patrick Marfleet  
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Date: 4 June 2019

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

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CMA Planning  
113 The Timberyard  
Drysdale Street  
London  
N1 6ND

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**252b-252c Gray's Inn Road  
London  
WC1X 8JR**

Proposal:

Relocation of the main entrance and associated access stair lift, alterations to existing front and rear windows, remodelling of southern roof edge to accommodate new lift and WCs and addition of new lift shaft to rear, new plant equipment to rear ground floor level (removal of redundant equipment) and alterations to existing single storey rear extension.

Drawing Nos: Cover Letter & Planning Statement (18/07/2018); Design and Access Statement (10/06/2018); Noise Assessment Report rev03 (25/03/2019); Site Location Plan; [988\_EE\_] 01 revP1, 02 revP1, 03 revP1; [988\_ES\_] AA revP1, BB revP1, CC revP1; [988\_EX\_] 00 revP1, 01 revP1, 02 revP1, 03 revP1, 04 revP1, 05 revP1; [988\_GA\_] 00 revP2, 01 revP2, 02 revP2, 03 revP2, 04 revP2, RF revP3; [988\_GE\_] 01 revP2, 02 revP2, 03 revP2; [988\_GS\_] AA revP2, BB revP2, CC revP2.

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: Cover Letter & Planning Statement (18/07/2018); Design and Access Statement (10/06/2018); Noise Assessment Report rev03 (25/03/2019); Site Location Plan; [988\_EE\_] 01 revP1, 02 revP1, 03 revP1; [988\_ES\_] AA revP1, BB revP1, CC revP1; [988\_EX\_] 00 revP1, 01 revP1, 02 revP1, 03 revP1, 04 revP1, 05 revP1; [988\_GA\_] 00 revP2, 01 revP2, 02 revP2, 03 revP2, 04 revP2, RF revP3; [988\_GE\_] 01 revP2, 02 revP2, 03 revP2; [988\_GS\_] AA revP2, BB revP2, CC revP2.

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

- 4 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) Detailed drawings and samples of all new windows and doors including sections at 1:10 of typical cills and reveals.

b) A full scale sample panel of no less than 1m by 1m indicating the colour, texture, face-bond and pointing of the brickwork to be used in the construction of the rear extensions.

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

- 5 Prior to installation of any plant / machinery / equipment, details shall be submitted to and approved in writing by the Council, of the external noise level emitted from plant/ machinery/ equipment and mitigation measures as appropriate. The measures shall ensure that the external noise level emitted from plant, machinery/ equipment will be lower than the lowest existing background noise level by at least 10dBA, by 15dBA where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity. A post installation noise assessment shall be carried out where required to confirm compliance with the noise criteria and additional steps to

mitigate noise shall be taken, as necessary. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 6 Before the use commences, the extract ventilating system and air-conditioning plant shall be provided with acoustic isolation, sound attenuation and anti-vibration measures in accordance with the scheme approved in writing by the local planning authority. All such measures shall thereafter be retained and maintained in accordance with the manufacturers' recommendations.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy G1, A1, A4, D1 and CC1 of the London Borough of Camden Local Plan 2017.

#### Informative(s):

- 1 Reasons for granting permission.

Planning permission is sought for alterations to the front elevation of the building including the relocation of the front entrance to provide direct level access into the building from the street. As a result of this change to the front entrance, the proposals also include the enlargement of the existing ground floor windows to match the design of the new entrance by lowering their cill levels. This would help to provide a visual balance to the building at ground floor level whilst retaining the historic design and legibility of the old school frontage, whereby the existing doors still read as being the original entrances to the building.

The proposed alterations at ground floor level are also a response to the contrived internal layout of the building which was caused through the introduction of an additional storey at the site (as part of a larger conversion) and resulted in the floor plates of the building dividing the existing front windows. The proposed alterations would therefore help to increase natural lights levels into the building creating a more pleasant place to work, which is welcomed.

The size and scale of the proposed rear wing extension, which would house a new lift shaft at the site, is considered to represent a proportionate addition that respects the original character and proportions of the building. Furthermore, during the course of the application, the design of the proposed rear extension has been revised to better reflect the existing rearward projection to the north of the site through the introduction of a pitched roof design and matching fenestration. The size and design of the new wing would help to add balance and a degree of symmetry to the rear elevation and is considered to have an acceptable impact on the character and appearance of the host building and surrounding conservation area. Similarly, no objection is raised to the remodelling of the ground floor rear extensions in terms of their design impact.

The proposal also seeks to rationalise the appearance of the existing rear façade by introducing windows of matching design that reduce in size as you move up the building. This would help to introduce a degree of uniformity to the rear of the building that would improve its overall appearance particularly when viewed from the wider conservation area. Details of all new and replacement windows and doors will be secured by condition.

The existing air conditioning equipment is to be relocated from the rear elevation down into a discreet ground floor enclosure within an existing rear light-well, which is welcomed. Two additional condenser units are also proposed at roof level, which would be enclosed within the envelope of the proposed rear extension and would not cause harm to the appearance of the host building and would not be visible from the surrounding conservation area.

The size, scale and design of the proposed alterations would not cause harm to neighbouring amenity in terms of loss of light, outlook or privacy. The submitted acoustic report has been assessed by the Council's Environmental Health Officer and is considered to comply with the Council's minimum noise standards subject to conditions.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area and special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses, under s.66 and s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies A1, A4, D1, D2, C6, CC1, CC4, E1 and G1 of the Camden Local Plan 2017. The proposed development also accords with policies of the London Plan 2016 and the National Planning Policy Framework 2019.

- 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 approval does not authorise the use of the public highway. Any

requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.

- 5 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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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 2019.

You can find advice about your rights of appeal at:

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

Yours faithfully



Daniel Pope  
Chief Planning Officer