

Application ref: 2018/5175/P
Contact: David Fowler
Tel: 020 7974 2123
Date: 24 June 2019

Development Management
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GL Hearn
65 Gresham Street LONDON EC2V 7NQ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

283 Gray's Inn Road
London
WC1X 8QF

Proposal:

Change of use of 1st, 2nd and 3rd floors from Class A2 use to create 2no. residential units 1 x 1 bed & 1 x 2 bed (Use Class C3) together with extensions and alterations including mansard roof extension with 2 front dormers, rear extension, roof terrace to the rear of 2nd floor, infill of ground floor light well, and shopfront alterations.

Drawing Nos: Existing: 22960-00, 22960-01, 22960-02, 22960-03, 22960-04, 22960-05.

Proposed: 22960-P01 D, 22960-P02 G, 22960-P03 C, 22960-P04 G, 22960-P05 I, 22960-P06 E.

Supporting documents: Daylight & Sunlight (Surrounding Properties) and Scheme Internal Daylight Report (Point Surveyors) May 2018, Planning Statement (GL Hearn) October 2018, Design and Access Statement (Fresson & Tee) 23rd October 2018, Energy Statement (Ensphere Group) March 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 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 if in CA] 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:

22960-P01 D, 22960-P02 G, 22960-P03 C, 22960-P04 G, 22960-P05 I, 22960-P06 E.

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) Details including sections at 1:10 of all windows (including jambs, head and cill)).

b) Manufacturer's specification details of all facing materials including roof slates (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 if in CA) of the London Borough of Camden Local Plan 2017.

- 5 Prior to first occupation of either of the new flats hereby permitted, details of an enhanced sound insulation value $D_{nT,w}$ and $L'_{nT,w}$ of at least 5dB above the Building Regulations value, for the floor/ceiling structures separating different types of rooms/uses in adjoining units (i.e. between ground floor commercial unit and first floor dwelling and between bedroom of unit 1 and living room of unit 2), shall be submitted to and approved in writing by the Local Planning Authority.

The insulation details as approved shall be implemented prior to first residential occupation of the relevant building and thereafter be permanently retained.

Reason: To safeguard the amenities of future and adjoining residential occupants and the area generally in accordance with the requirements of policies G1, CC1, D1, A1, and A4 of the London Borough of 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.

1. Land use

The applicant has submitted sufficient information to demonstrate that the lawful use of the premises is Class A2 - recruitment agency. This information consists of leases for the recruitment agency dating from 2002 to 2016 and a statutory declaration. The loss of Class A2 use on the upper floors is considered acceptable in land use terms.

The ground floor (25.9sqm) and basement (43sqm) would remain in Class A2 and would retain an active frontage, contributing to the Central Activities Zone.

Policy TC2 supports the conversion of the upper floors of commercial premises to residential accommodation within centres and Central London including above and below shops where this does not prejudice the town centre function and particularly the ability of the ground floor. Housing is the Council's priority land use and welcomed in principle. 110.3sqm of housing would be provided. Given the increase in residential floorspace, an affordable housing payment in lieu is required of £8,723.80, which is secured via section 106 obligation.

2. Design

The site is located within the King's Cross St Pancras Conservation Area. The existing roof form and shopfront are poorly designed and the proposals would be an improvement. The mansard would be have an angle of 70 degrees, in

line with CPG Design and would match the neighbouring mansard. The proposals have been reviewed by a Conservation Officer who considers them acceptable.

The alteration and extensions at the rear would not be readily visible and would respect the original building.

Overall due to the appropriate design, it is considered that the proposed works do not detract from the character and appearance of the host building or the wider conservation area.

Special attention has been paid to the desirability of preserving the special interest of the listed building and preserving or enhancing the character or appearance of the conservation area, 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.

3. Amenity of occupants

Two flats would be created under the proposals, a flat on the first floor and a duplex on the second and third floors. Both of these flats would be dual aspect and would meet the nationally described space standards. Both flats would benefit from external space; the first floor would have an external lightwell at the rear and the duplex flat would have a terrace at second floor level. Given the above, the proposed flats would have acceptable levels of amenity.

4. Amenity of neighbours

The proposed works are not considered to adversely impact upon the residential amenity of adjoining occupiers. This is by reason of the location and scale of the works. Screening would be erected on either side of the second floor terrace which would ensure that there are no direct views into windows to the properties to the rear on Hand Axe Yard. A condition is attached that the screens would be erected and maintained prior to occupation.

5. Transport

The new flats are secured as car-free under a section 106 agreement.

Given the new flats are to be located on the upper floors of an existing building; officers accept that it is not possible to provide cycle parking on site. Given that only two units are involved, there is no requirement for a financial contribution towards cycle parking.

No objections have been received to the proposals.

Given the above, the proposed development is in general accordance with policies H1, H4, A1, D1 and D2 of the London Borough of Camden Local Plan

2017. The proposed development is also in accordance with the London Plan 2016 and the National Planning Policy Framework 2018.

- 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 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 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

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer