

Application ref: 2019/2294/P  
Contact: Thomas Sild  
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Date: 1 July 2019

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

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:

Change of use of the existing building from retail (Use Class A1) to office (Use Class B1a) (Retrospective)

Drawing Nos: Planning Statement - Union 4 Planning (April 2019), AL.01.01 Rev C1, AL.01.01 Rev C1, AL.01.02 Rev C1, AL.01.03 Rev C1, AL.02.01 Rev C1, AL.02.02 Rev C1, AL.02.03 Rev C1, AL.02.04 Rev C1, AL.03.01 Rev C1, AL.03.02 Rev C1

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 shall be carried out in accordance with the following approved plans: AL.01.01 Rev C1, AL.01.01 Rev C1, AL.01.02 Rev C1, AL.01.03 Rev C1, AL.02.01 Rev C1, AL.02.02 Rev C1, AL.02.03 Rev C1, AL.02.04 Rev C1, AL.03.01 Rev C1, AL.03.02 Rev C1

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

Informative(s):

## 1 Reasons for granting permission

The application site lies outside of a designated centre but within the Central London Area. The A1 use units became vacant in December 2013 and a B1 use commenced in January 2014. Planning permission 2014/5154/P submitted on October 2014 first assessed the loss of the A1 floorspace for the proposed demolition and redevelopment of the site and resolved that its loss was justified.

Local Plan policy TC3 indicates the Council will only grant planning permission for loss of a shop outside designated centres provided alternative provision is available within 5-10 minutes' walking distance. There is clear evidence that the current use is not viable; and within the Central London Area, the office development positively contributes to local character, function, viability and amenity.

A 'Statement on the loss of retail land use' was submitted for the 2014 application and found acceptable in demonstrating that a thorough marketing campaign had taken place from June 2013 without viable offers being forthcoming.

It was accepted that the location was not attractive to retail occupiers, with the units being notably separated from other retail uses and the majority of local retail activity occurring towards the northern and southern ends of Gray's Inn Road or within the retail centre of Marchmont Street and the Brunswick Centre.

Retailers require the footfall associated with either a strong residential or office catchment or from a busy high street or transport hub to support the levels of trade needed. The application site provides neither of these however there is significant alternative retail provision within a 5-10 minute walking distance.

A B1 use is considered appropriate in this location and would contribute positively to local character, viability and amenity.

The loss of A1 was also accepted in subsequent application 2015/2228/P, which sought to replace the A1 uses with residential. In August 2017 application 2017/2931/P which included the loss of A1 and two-storey redevelopment of the site entirely in B1 use was granted permission. More recently application 2017/6230/P was resolved to grant planning permission on 02/12/2017 subject to s106 legal agreement. This is a similar redevelopment B1 scheme which includes the addition of a basement level. The 2 most recent permissions have not been implemented but are still extant.

This application seeks permission for change of use of the existing building only, without any physical redevelopment of the site. Overall, the principle of use change has already been accepted through multiple previous planning applications.

No objections were received prior to 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, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The proposal is in general accordance with policies A1 and TC3 of the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2016 and 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 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.
- 4 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)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

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 positioned in the upper left corner of the page.

Daniel Pope  
Chief Planning Officer