

Application ref: 2019/2345/P  
Contact: Gavin Sexton  
Tel: 020 7974 3231  
Date: 24 July 2019

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
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**NORTH ARCHITECTURE LONDON**  
584 Green Lanes  
Haringey  
London  
N8 0RP

Dear Sir/Madam

### **DECISION**

Town and Country Planning Act 1990 (as amended)

#### **Full Planning Permission Granted**

Address:  
**327 Gray's Inn Road**  
**London**  
**WC1X 8PX**

Proposal:  
Conversion of 7 bed maisonette (Class C3) to 5 Person House of Multiple Occupation (HMO) (Class C4) and alterations to rear windows at 1st and 2nd floors.

Drawing Nos: Existing drawings: Site Location Plan; Prefix 1545/pp/: 1 (Floor plans), 02 revA (Elevations), 03 rev A (Sections).

Proposed drawings: Prefix 1545/pp/: 4 rev A(Floor Plans), 5 rev A (Elevations).

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 policies 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:

Existing drawings: Site Location Plan; Prefix 1545/pp/: 1 (Floor plans), 02 revA (Elevations), 03 rev A (Sections).

Proposed drawings: Prefix 1545/pp/: 4 rev A(Floor Plans), 5 rev A (Elevations).

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

#### Informative(s):

- 1 Reasons for granting permission.

The application seeks to convert a 7-bedroom maisonette to a 5-bed HMO, following refurbishment of the property. The works would take place concurrent with refurbishment and alterations to the ground floor commercial unit (ref 2019/2344/P).

There would be no residential floorspace lost through the conversion and therefore the development is consistent with policy H3. HMO policy H10 provides support for the provision of housing with shared facilities to meet the needs of small households with limited incomes and modest space requirements. The proposals are relatively small scale and are well located to contribute to low cost housing as part of a wider local mixed, inclusive and sustainable community. The applicant has submitted a statement setting out that the rooms would be low cost rental units. Given the small scale of the development, the nature and characteristics of the accommodation and the relatively minor material impact of the change from a 7-bed maisonette to a 5-person HMO, it is not considered reasonable or necessary to formally secure the use of the premises as low cost housing.

The occupancy of the 5-bed HMO would be reduced from the maximum occupancy levels of the 7-bed maisonette. The site has optimal access to public transport and alongside the likely occupier profile it is considered that the development is very unlikely to be let to private car owners. It is therefore considered that the proposals are not 'new housing development' in terms of the application of policy T2 and it is not necessary to secure the development as car-free housing by way of a s106 legal agreement.

Revisions have been received which show single occupancy in all rooms in order to meet the HMO standards. Overall the quality of the proposed accommodation is considered to be a significant improvement over the existing

arrangements. Environmental Health officers have reviewed the submission and are content that they would be capable of meeting the minimum HMO licensing standards. An informative would be added reminding the applicant of the need to apply for the HMO licence.

The alterations to the rear elevation to insert timber framed sash windows would preserve the character and appearance of the building and the Kings Cross Conservation Area, in accordance with policy D2.

Overall the proposals would result in limited material change in the nature of the upper floor use and would therefore have limited impact on neighbouring amenity. However the proposals represent a significant improvement over the existing standard of accommodation and are welcomed.

The planning history of the site and surrounding area were taken into account when coming to this decision.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of 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.

As such, the proposed development is in general accordance with policies A1, D1, D2, H3, H10 and T2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the provisions of the National Planning Policy Framework 2019.

- 2 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.
- 3 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.

- 4 You are reminded that this decision only grants permission for permanent residential accommodation (Class C3). Any alternative use of the residential units for temporary accommodation, i.e. for periods of less than 90 days for tourist or short term lets etc, would constitute a material change of use and would require a further grant of planning permission.
- 5 You are reminded of the need to apply to the Council for a registered HMO license prior to first occupation of the development.

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