

Application ref: 2019/2344/P
Contact: Gavin Sexton
Tel: 020 7974 3231
Date: 25 July 2019

Development Management
Regeneration and Planning
London Borough of Camden
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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:

Alterations to shopfront and fascia and insertion of mezzanine within rear extension with associated increased roof height and roof light, alterations to rear ducting and fenestration.

Drawing Nos: Existing drawings: Site Location Plan, 1R rev B (Floor plans), -02 revB (Elevations), 03 rev B (Sections), 1544/PP/08 (Elevations).

Proposed Drawings: Prefix 1544/pp/: 4R rev E (Floor Plans), 5R rev E (Elevations). 6R rev C (Sections and elevations), 07 revB (Sections and elevations), 09 (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, 1R rev B (Floor plans), -02 revB (Elevations), 03 rev B (Sections), 1544/PP/08 (Elevations).

Proposed Drawings: Prefix 1544/pp/: 4R rev E(Floor Plans), 5R rev E (Elevations). 6R rev C (Sections and elevations), 07 revB (Sections and elevations), 09 (Elevations).

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

- 4 Noise levels at a point 1 metre external to sensitive facades shall be at least 10dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 15dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the residential uses within the building and the area generally in accordance with the requirements of policy A4 of the London Borough of Camden Local Plan 2017.

- 5 Before any hot food cooking takes place on the premises, the extract ventilating system and associated ductwork shall be installed, anti-vibration measures shall be added to the external ductwork and the system shall be made operational.

All such measures shall thereafter be retained and maintained in accordance with the manufacturers' recommendations. No hot food cooking shall take place on the premises unless the extract and ventilation equipment is in operation.

Reason: To safeguard the amenities and air quality of the residential uses within the building and the area generally in accordance with the requirements of policies A1, A4 and CC4 of the London Borough of Camden Local Plan 2017.

- 6 Before the removal of the pavement hatch, detailed drawings or samples of materials (as appropriate) of the replacement surface treatment shall be

submitted to and approved in writing by the local planning authority.

The works shall be carried out in accordance with the details thus approved.

Reason: To safeguard the appearance of the premises and the character of the immediate area and ensure a safe pedestrian environment in accordance with the requirements of policies T1, D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

1 Reasons for granting permission.

The proposals are for alterations to the shopfront and the insertion of a mezzanine in the rear dining area of the ground floor restaurant. Revisions were submitted following concerns raised by officers about various aspects of the design.

The existing shopfront is fully glazed with kitchen units and preparation space abutting the glazing internally. The proposals are for a replacement shopfront in the same style, but internally the work counters would be set back from the glazing to provide a small seating area. The existing fascia would be raised to match adjoining. A new open faced roller shutter would replace the existing one within the retained shutter box which would be raised with the fascia. The awning would be retained. In the event that more significant changes were proposed to the shopfront a more sympathetic design would be sought, however given the relatively minor overall changes to the shopfront the proposals are considered to preserve the character and appearance of the Kings Cross Conservation Area and are acceptable in terms of policies D1 and D2. The existing pavement hatch, which has been observed as left ajar during the day and is a pedestrian hazard would be removed. A condition has been added to secure the details of the replacement surface materials, to ensure that they are suitable to support the busy movement of pedestrians in the area.

To the rear the roof of the existing extension would be raised by c0.5m to allow a dining mezzanine to be inserted within the extension. The resulting floor to ceiling clearances would not be generous but would be acceptable for dining use. The additional height of the rear extension would have minimal impact on the character and appearance of the building. The applicant has clarified that the existing ventilation system would be retained and the existing ducting would be repositioned on the rear elevation to be better aligned with the rear windows. Further alterations to the rear elevation involve new timber framed sash windows to match existing in place of doors at first floor level. A lantern light would allow natural light into the mezzanine. Overall the changes to the rear elevation would improve the appearance of the building and the conservation area and are acceptable.

A condition would be added to ensure the extract and ducting remain in place at all times when hot food cooking is underway in the commercial unit, and to ensure that the relocated ducting uses appropriate anti-vibration mounts to avoid noise and vibration transfer into the upper floor residential space. As the upper floor use is residential it is considered reasonable and necessary to add

a condition requiring the noise from the relocated ducting system and plant equipment to meet the Council's noise standards.

Overall, subject to the noise and vibration conditions, the proposals would add minimal bulk or massing to the existing building and would have very limited impact on the amenity of neighbouring residential properties in terms of access to daylight, sunlight or protection of privacy. The proposals accord with policy A1.

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, A4, CC4, D1 and D2 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 filled refuse sacks shall not be deposited on the public footpath, or forecourt area until within half an hour of usual collection times. For further information please contact the Council's Environment Services (Rubbish

Collection) on 020 7974 6914/5. or on the website
<http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-street-environment-services.en>.

- 5 You are reminded of the need to provide adequate space for internal and external storage for waste and recyclables. For further information contact Council's Environment Services (Waste) on 020 7974 6914/5 or see the website <http://www.camden.gov.uk/ccm/content/environment/waste-and-recycling/twocolumn/new-recycling-rubbish-and-reuse-guide.en>.

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', written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer