

12th August 2019

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Dear Sir/Madam

275 GRAY'S INN ROAD, KINGS CROSS, LONDON, WC1X 8QB.

ALTERATION TO MAIN ENTRANCE DOORWAY

PLANNING APPLICATION FOR FULL PLANNING PERMISSION UNDER TOWN AND COUNTRY PLANNING ACT 1990

On behalf of our client, Bywater Gamma UK Property 1 (No. 3) Ltd, please find enclosed a planning application for full planning permission for the replacement of the existing revolving doors with sliding doors at 275 Gray's Inn Road, and the reconfiguration of the interior floorspace.

The planning application seeks planning permission for the following development:

"Replacement of existing revolving doors with a sliding door on the main entrance of the premises, facing eastwards onto Gray's Inn Road".

The planning application

A copy of the planning application material has been submitted to the Council via the Planning Portal (Reference Number PP-08041787).

The application submission comprises the following documents:

- Application Forms; and
- Site Location Plan;
- Existing plans, sections and elevations;
- Proposed plans, sections and elevations;
- Photographs of existing site.

The requisite payment of £234.00 has been made online via Planning Portal.

The site

The site is located in the London Borough of Camden, within the King's Cross Ward and King's Cross Conservation Area. The site is neighboured to the south by Clink261, a hostel, and to the

north and west by the St Pancras Place residential development. To the east of the site, faced onto by the main entrance of the building, lies Gray's Inn Road, with the UCL Ear Institute occupying the building directly opposite.

The building 275 Gray's Inn Road is occupied by five floors of B1 office space, with the ground floor used as a reception area.

Proposed development

The proposed development will replace the revolving doors at the main entrance of the building with a set of sliding doors. The replacement doors will be of a similar dimension and size and will result in minimal visible impact on the amenity of the location. The new doorway is part of a wider internal refurbishment of the building that is due to take place to improve the quality of the existing offices. The site is located in a Conservation Area, which has been considered in the text below.

A separate application has been made for advertisement consent for the signage above and within the proposed entrance. Please note that this application exclusively refers to the alterations to the doorway and the interior configuration.

Heritage

In 2003, Camden adopted the current King's Cross Conservation Statement. The Conservation Statement divides the area into 4 sub-areas, with the site in question lying within the Gray's Inn Road sub-area. This defines the site area as a continuous early 19th century terrace, with some of the original buildings replaced by 20th century developments.

Despite lying within a Conservation Area there are relatively few heritage assets in the immediate vicinity of the site. The site is not within direct view of any heritage assets, with the grade II listed 75 Wicklow Street building and 13&14 St Chad's Street the only listed buildings within a 100m radius.

The conservation area appraisal describes the building itself as an office block of late 20th century date. The building's façade, which extends from 267-275 Gray's Inn Road, is described as an imposing and dark brown brick façade with red detailing, windows containing dark, reflective glass, a steep mansard roof and recessed windows at ground floor level. The main entrance elevation is described in the Conservation Area appraisal as being divided into 4 sections to reflect the plot widths of the earlier dwellings on the site, but despite this, it is said to be out of scale with its context.

As such, the building does not make a significant contribution to the Conservation Area and the replacement doorway will therefore preserve the character of the Conservation Area as per the National Planning Policy Framework (February 2019), paragraph 201.

We trust that the above information is sufficient for the validation of the application, however if you require any further information in respect of the above, please contact Mike Moon or Tim Holtham of this office; otherwise we look forward to confirmation of receipt of the enclosed information at your earliest convenience.

Yours faithfully,

DP9 Ltd