

Application ref: 2019/1153/P
Contact: John Diver
Tel: 020 7974 6368
Date: 11 September 2019

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
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Rolfe Judd Planning
Old Church Court
Claylands Road
London
SW8 1NZ
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Verulam Gardens
70 Gray's Inn Road
London
WC1X 8NH

Proposal:

External elevational alterations to the property at ground and first floor levels to facilitate the creation of a café space ancillary to the office use, no.3 new entrances with canopy above, replacement and enlargement of external windows and doors and removal of railings. Internal alterations to form dedicated cycle and refuse stores.

Drawing Nos: (Prefix: 6107_T): (90) P00 Rev 1A, (10) E01 Rev 1A, (10) E02 Rev 1A, (10) P00 Rev 1A, (10) P01 Rev 1A, (20) E01 Rev 1C, (20) E02 Rev 1C, (20) P00 Rev 1B, (20) P01 Rev 1B, (21) D01 1A, (21) D02 1A, (21) D03 1A, (21) D04 1A, (21) E01 1A, (21) S01 1A, (21) S02 1A. Bronze coloured PC metal spandrel sample panel received 13/08/2019. Supporting: Covering Letter prepared by Rolf Judd; Design and Access statement prepared by Rolf Judd

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 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: (Prefix: 6107_T): (90) P00 Rev 1A, (10) E01 Rev 1A, (10) E02 Rev 1A, (10) P00 Rev 1A, (10) P01 Rev 1A, (20) E01 Rev 1C, (20) E02 Rev 1C, (20) P00 Rev 1B, (20) P01 Rev 1B, (21) D01 1A, (21) D02 1A, (21) D03 1A, (21) D04 1A, (21) E01 1A, (21) S01 1A, (21) S02 1A. Bronze coloured PC metal spandrel sample panel received 13/08/2019. Supporting: Covering Letter prepared by Rolf Judd; Design and Access statement prepared by Rolf Judd

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

- 4 The area at ground floor level labelled as 'cafe' on plans hereby approved shall remain ancillary to the main office use and shall not be physically or functionally severed from the main building to form a separate planning unit.

Reason: To safeguard the employment function and floorspace of the host building in accordance with the policies E1 (Economic development) and E2 (Employment premises and sites) of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

Permission is sought for the creation of two new entrances and replacement of main front entrance to building as well as minor alterations to the exterior. These are required as part of a major refurbishment of the building and in order to facilitate internal layout changes. A new café space would be created inside that would not be a self-contained planning unit. Whilst it would have a new entrance, the space would still primarily be used by workers from within the building meaning that it is considered to remain ancillary to the office use of the main building. As such no change of use would occur and permission is not required. It is also noted that these works would help to enliven the adjacent streetscene along Gray's Inn Road.

The host property is not listed, nor situated within a conservation area. Despite this, the building features a balanced and characterful composition and so the design of the alterations sought has been carefully negotiated with input from

the Council's urban design team. Following the receipt of revisions, the proposed external alterations are considered to enhance the character and appearance of the host building. They would remain balanced, retaining the sense of symmetry, and would allow of the existing, low quality windows to be replaced and upgraded. The new canopy would feature interesting timber soffit detailing and would be situated in a suitable location and height. To provide officers with confidence in terms of the design quality of the new entrance, canopy, spandrel panels and windows, construction level drawings / sample panels have been provided upfront. These have been reviewed and would demonstrate a high standard of design. Conditions will ensure that the development is built in accordance with the detailed plans submitted. As a result it is considered that the works would enhance the character and appearance of the host building. The works would not affect the setting of the adjacent conservation area or any of the nearby listed buildings.

The works would not give rise to any detrimental impacts upon any neighbouring resident. Given the scale of the development and the availability of site storage, the works would not cause any issues in terms of highways conditions.

Following a process of public consultation, no comments were received. The site's planning history was considered when forming this assessment.

Special attention has been paid to the desirability of preserving the setting of the adjacent conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas Act) 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposal is in general accordance with Policies D1, D2, D3, A1, A4, E1, E2, T1 and T2 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 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 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).
- 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 written over a light blue rectangular background.

Daniel Pope
Chief Planning Officer