

# CONSULTATION SUMMARY

## Case reference number(s)

2019/4275/P

## Case Officer:

Obote Hope

## Application Address:

9-13

Grape Street

London

WC2H 8ED

## Proposal(s)

Change of use of the gymnasium at basement and first floors (D2) and the studio and gallery on third floor (sui generis use), along with the retention of office on the other floors, for office use (B1); installation of roof lights to the rear/side roof-slope and installation of air condenser units to the rear elevation at roof level.

## Representations

<b>Consultations:</b>	No. notified	0	No. of responses	2	No. of objections	0
					No of comments	4
					No of support	0
<b>Summary of representations</b>  <i>(Officer response(s) in italics)</i>	<p>The 2 x comments that were received from flat 3 Elizabeth Mansions are as follows:</p> <ul style="list-style-type: none"><li>Require a section 106 agreement as a contribution to address the street lighting and anti-social behaviour;</li><li>The section 106 should contribute to widening and repair of the</li></ul>					

pavement;

- Details of scaffolding; roof extension and;
- Programme/timetable for deliveries; road closures; noise and disturbance and construction management.

The officer's comments are as follows;

- *The National Planning Policy Framework 2019 states that conditions/legal agreement should be kept to a minimum and only be imposed where they are necessary, relevant to planning and to the development to be permitted. The conditions/legal agreement should also be enforceable, precise and reasonable in all other respects. It would be unreasonable and be without justification to permit the proposal if the make financial contributions to street lighting, pavement widening and repair given the nature of the works.*
- *The roof would not be extended as part of this proposal, there would be some replacement plant and new rooflights being proposed. There would not be any uplift and the that would trigger the need for a CMP.*
- *There is no justification for a Construction Management Plan in this instance, the majority of the works would be internal alterations with some external alterations mainly at roof level which would be minimal.*
- *In regards to the noise and working hours, noise from demolition and construction works is subject to control under the Control of Pollution Act 1974 and an informative would be attached to the decision notice. Notwithstanding this, it is not anticipated that the proposal would have a detrimental impact with noise and vibration the air condenser units have been fully assessed and would be compliant subjection to conditions and the proposal would mainly be for internal alterations.*

The 2 x comments received from owner/occupier of unknown address are as follows:

- *In support of the application as the building has been vacant and is falling into disrepair, and;*
- *The proposal is modest and would be inkeeping with the area;*

**Recommendation:-  
Grant planning permission subject to conditions**