

Application ref: 2019/4707/P
Contact: Nathaniel Young
Tel: 020 7974 3386
Date: 11 February 2020

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

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Oktra
322 High Holborn
London
WC1V 7PB

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
107 Gray's Inn Road
London
WC1X 8TZ

Proposal: Removal of the existing stone cladding and replacement with glazed ceramic brick tiles; removal of existing glazed doors and replacement with new glazed doors; widening of entrance steps and installation of new handrails.

Drawing Nos: Design & Access Statement Rev C, 59898-OKT-V1-ZZ-DR-A-0001 Rev P01, 59898-OKT-V1-00-DR-A-0100 Rev P02, 59898-OKT-V1-XX-DR-A-0401 Rev P03, 59898-OKT-V1-00-DR-A-0101 Rev P03, 59898-OKT-V1-XX-DR-A-0402 Rev P03 & 59898-OKT-V1-XX-DR-A-0404 Rev P03

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 Design & Access Statement Rev C, 59898-OKT-V1-ZZ-DR-A-0001 Rev P01, 59898-OKT-V1-00-DR-A-0100 Rev P02, 59898-OKT-V1-XX-DR-A-0401 Rev P03, 59898-OKT-V1-00-DR-A-0101 Rev P03, 59898-OKT-V1-XX-DR-A-0402 Rev P03 & 59898-OKT-V1-XX-DR-A-0404 Rev P03

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

Informative(s):

- 1 Reasons for granting permission:

After amendments, the proposal would only involve alterations to the existing main entrance. The entrance doors and associated steps would be marginally increased in width and would be repositioned more centrally in order to align with the fenestration above. The existing stone cladding either side of the entrance doors would be removed and replaced with ceramic glazed bricks in a coral finish. This replacement of materials would see the existing, detracting, signage panel and post box removed from the front elevation. New handrails would also be installed for improved access. The proposed alterations are considered to be a minor improvement to the existing design and would contribute to enhancing the character and appearance of the subject building and wider conservation area.

The proposed alterations would involve no notable increase in bulk and mass, afford no new views, create no new entrances, or involve any change to the circulation of the building. As such, it is not considered there would be any significant impact to residential amenity.

No objections were received following statutory consultation. The sites planning history and relevant appeal decisions were taken into account when coming to this decision. Special regard has been attached to the desirability of preserving or enhancing 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 proposal is in general accordance with Policies D1, D2 and A1 of the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2016 and National Planning Policy Framework.

- 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 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 are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 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.

- 5 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).

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 positioned in the upper left corner of the page.

Daniel Pope
Chief Planning Officer