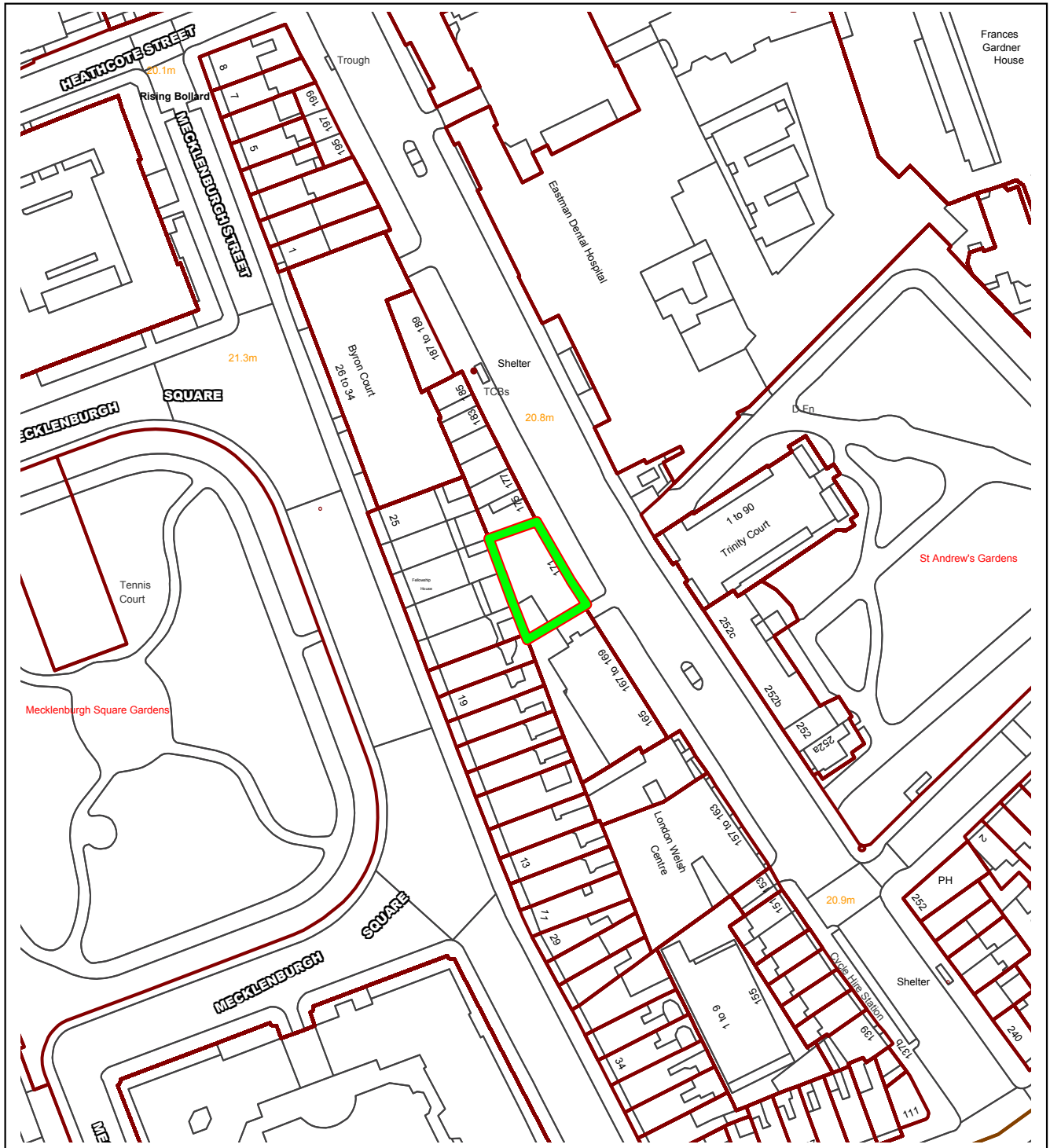


171 Gray's Inn Road, WC1X 8UE ref. 2019/3274/P



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Photographs - 171 Gray's Inn Road, 2019/3274/P



1. (above): Front elevation (building centre of image)



2. (above): Aerial view (under red pin)



3. (above): Rear view at first floor level

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	28/10/2019
		N/A / attached		Consultation Expiry Date:	27/10/2019
Officer			Application Number(s)		
Thomas Sild			2019/3274/P		
Application Address			Drawing Numbers		
171-173 Gray's Inn Road London WC1X 8UE			Refer to draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s) Erection of extensions at 1st, 3rd and 4th floor levels to create 197sqm (Use Class B1) office space; Relocation of 2 x air conditioning units from 1st to 2nd floor level					
Recommendation(s):		Grant conditional planning permission subject to s106 legal agreement			
Application Type:		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice		
Informatives:			
Consultations			
Public consultation summary:	Site Notices: 06/09/2019 – 30/09/2019 Press notice: 03/10/2019 – 27/10/2019	No. of objections No. of comments No. of support	0 0 0
Summary of consultation responses:	No responses		
CAAC/Local groups comments: (Officer response in italics)	<p>Bloomsbury CAAC objects for the following reasons:</p> <ul style="list-style-type: none">• Overdevelopment of the site• Neighbouring permission should not allow this one• Any loss of light whatsoever is unacceptable, even within BRE guidelines• Unacceptable for neighbours to have 2 developments going on at the same time <p><u>Officer response:</u></p> <p><i>Permission has previously been granted for a third floor extension to this building on two occasions under 2015/6114/P and 2018/2725/P and officers consider these proposals acceptable in their impact on the conservation area. 175-185 was granted permission for a roof extension in 2015, however the proposal at 173 is considered acceptable on its merits irrespective of whether the adjoining building is developed. This application seeks to increase the size of the proposed third floor extension as well as add a further infill to the rear. Further assessment of the design impact is made under the relevant section in this report.</i></p> <p><i>Most physical development in a dense urban environment such as Central London results in some impact on light to surrounding windows. The Council must consider whether this impact results in unacceptable harm to the amenity of neighbouring occupants, and one of the tools that allows us to assess harm are BRE guidelines. This proposal would require the provision of a Construction Management Plan (CMP) which would ensure that construction impact to the surroundings is kept within acceptable levels and monitored throughout.</i></p>		

Site Description

No. 171-173 Gray's Inn Road is a purpose-built commercial office building dating from the late 20th Century. The current building is three stories in height (ground, first and second) with a small roof top plant room. The building sits within Bloomsbury Conservation Area but is not noted as a positive contributor. The site backs onto the grade II* Listed Mecklenburgh Square townhouses and is sited opposite the grade II Listed Eastman Dental Clinic.

The building currently contains B1 office floorspace throughout.

Relevant History

- **February 2016 - 2015/6114/P:** granted permission for the erection of a roof extension to existing office (use class B1a).
- **September 2018 - 2018/2725/P:** granted permission for the erection of 3rd floor roof extension to provide 100sqm (B1) office space

Relevant policies

National Planning Policy Framework 2019

London Plan 2016

Draft New London Plan 2019

Camden Plan 2017

A1 Managing the impact of development

D1 Design

D2 Heritage

Other Planning Policies / Guidance

CPG Design (2019)

Bloomsbury Conservation Area Appraisal and Management Strategy (2011)

1. Proposal

- 1.1. Permission is sought for the erection of a third floor roof extension across the entire footprint of the 2nd floor below with a small 4th floor level lift overrun and stair access structure; At first floor proposals include a rear infill extension to the rear boundary wall.
- 1.2. Proposals include the relocation of existing air conditioning plant from 1st to 2nd floor levels.

1.3. **Assessment**

Land use

- 1.4. The existing building is of B1 use and no change of use is proposed. Local Plan policy E2 states the Council will encourage the provision of employment premises and sites in the borough.
- 1.5. The net uplift in commercial floorspace being below 200sqm would not trigger the housing requirements under Local Plan policy H2.

Design and heritage

- 1.6. Local Plan policy D1 seeks to achieve high quality design in all developments. Policy D1 requires development to be of the highest architectural and urban design quality, which improves the function, appearance and character of the area. Local Plan policy D2 seeks to preserve and, where appropriate, enhance Camden's conservation areas.
- 1.7. The Council expects developments to consider the character, setting, context and the form and scale of neighbouring buildings as well as the character and proportions of the existing building, where alterations and extensions are proposed.

First floor extension

- 1.8. The proposed infill at first floor level on a flat roofed area at the building's rear would not be visible to the street and would be almost entirely contained to the rear by a substantial boundary wall along the rear of the site backing onto the rear of the Mecklenburgh Square properties. This wall appears to have been an original flank wall of a previous structure on the site. The extension's height would rise only 0.6m above the wall and overall the infilling of the proposed area would not be detrimental to the host building's character or appearance.

1.9. *Third floor extension*

- 1.10. The principle of a third floor extension along the frontage has been accepted under permissions 2015/6114/P and 2018/2725/P. The latter permission is extant.
- 1.11. The adjoining building at 175-185 Gray's Inn Road is four-storey at the rear with no set back at fourth floor level, and set backs at this level are not characteristic of the surrounding rear elevations. As such, omitting the third floor set-back included in the previously approved schemes would not be detrimental to the building's appearance and is acceptable in design terms.
- 1.12. Likewise, the increased extent of the third floor extension in this siting, within this surrounding context of building lines and massing would not be considered to result in significant further

impact on the character of the conservation area. It is noted that the surrounding buildings do not have a uniform height, building line or roof form.

Fourth floor structure

- 1.13. The existing roofline includes a structure containing a tank and lift motor overrun rooms and the adjoining 175-185 also benefits from a roof top structure. As such the existing situation is not one of a clean roofline and the proposed 4th floor structure would be comparable in scale and set back from the frontage which would mitigate its visual impact to the street.

Alterations to façade and replacement entrance doors

- 1.14. Alterations include the addition of brick string courses between ground and first floors and between the 2nd and 3rd floors. The existing timber entrance doors would be replaced with aluminium frames, and the existing entrance canopy would be clad with aluminium to match the windows. These alterations are all considered appropriate to the building's age and architectural style. To ensure the materials are of an acceptable appearance details of facing materials would be required for consideration by planning condition.

Heritage impact

- 1.15. In summary, the proposals would extend a building which does not make a positive contribution to the conservation area, and the style siting, and massing of the extensions would not result in harm to the building's appearance nor that of the surroundings. As mentioned there is no specific height or form within this part of the conservation to preserve and the resulting development would preserve the character and appearance of the Bloomsbury Conservation Area. 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.
- 1.16. The site adjoins grade II* listed Mecklenburgh Square to the rear, and sits opposite the grade II listed Eastman Dental Clinic on Gray's Inn Road. The proposed development would not be visible within the public realm of Mecklenburgh Square itself is not considered to impact the significance or setting of the listed buildings. The scale of the proposed extensions and their setback and siting, would also not impact the significance and setting of the listed Eastman Dental Clinic. Special regard has been attached to the desirability of preserving the listed buildings, their setting or any features of special architectural or historic interest which they possess under s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

Neighbour amenity

- 1.17. Policy A1 of the Local Plan seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of neighbouring residents. This includes privacy, outlook, noise and impact on daylight and sunlight. Camden's Local Plan is supported by CPG6 (Amenity).
- 1.18. Loss of daylight and sunlight can be caused if spaces are overshadowed by development. To assess whether acceptable levels of daylight and sunlight are available to habitable, outdoor amenity and open spaces, the Council will take into account the most recent guidance published by the Building Research Establishment (currently the Building Research Establishment's Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice

2011).

- 1.19. The proposed first floor extension would rise 0.6m above the height of the existing rear boundary wall. As such there would not be a significant impact to the properties behind.
- 1.20. Nos. 21-25 Mecklenburgh Square immediately to the rear of the site are understood to be in C1 hotel use, although it has been noted that the submitted daylight report has referred to these windows incorrectly as residential use. The closest residential occupants are situated adjoining at 167-169 Gray's Inn Road, and opposite to the rear further to the south at no. 20 on Mecklenburgh Square. Given the siting of 167-169 alongside there would be no direct impact on occupants of this block from the proposed extension at roof level and the first floor extension would maintain a separation distance of 9.3m from the boundary of this block.
- 1.21. No. 20 Mecklenburgh Square adjoins the south west corner of the site, but does not face the application site directly, instead overlooking part of the adjoining 167-169 Gray's Inn Road. The daylight report indicates that changes in Vertical Sky Component would be negligible to the windows of this building and well within BRE guidelines. Given that no. 20 does not face directly onto 171-173 officers consider the impact on outlook acceptable.
- 1.22. The extensions would both have flat roofs, which could result in unacceptable overlooking, loss of privacy and amenity impacts. To prevent such harm, a condition would be added to ensure they are only accessed for maintenance purposes.
- 1.23. Local Plan policy A4 states the Council will only grant permission for noise generating development, including any plant and machinery, if it can be operated without causing harm to amenity.
- 1.24. The proposed relocation of the air conditioning plant from 1st to 2nd floor level has been assessed by the Council's Environmental Health Officer and found to be acceptable subject to installation with anti-vibration measures and compliance with maximum noise levels. This would be secured by planning conditions.

Transport and construction management

- 1.25. The proposal meets cycle parking requirements through the provision of 4 covered and secure cycle parking spaces within lockers externally to the rear. This would be secured by planning condition.
- 1.26. Camden Local Plan policies A1 and T4 state that Construction Management Plans should be secured to demonstrate how a development will minimise impacts from the movement of goods and materials during the construction process. The policies also relate to how development is connected to the highway network. For some developments, this may require control over how the development is implemented (including demolition and construction) through a Construction Management Plan (CMP).
- 1.27. While the scheme is not considered to be a major development, due to the sensitive location of the site, a CMP must be secured as a Section 106 planning obligation if planning permission is granted. A CMP (in the councils pro-forma) will need to be submitted once a Principal Contractor has been appointed, and would need to be approved by the Council prior to any works commencing on site.
- 1.28. A CMP implementation support contribution of £3,136 to support the review and approval of the submitted draft CMP will also be secured as a Section 106 planning obligation.

2. Recommendation

Grant conditional planning permission subject to s106 legal agreement

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 4th November 2019, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Application ref: 2019/3274/P
Contact: Thomas Sild
Tel: 020 7974 3686
Date: 31 October 2019

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

Phone: 020 7974 4444

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www.camden.gov.uk

Osel Architecture Ltd
26 Oldbury Place
London
W1U 5PR
United Kingdom

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

171 Gray's Inn Road
London
WC1X 8UE

Proposal: Erection of extensions at 1st, 3rd and 4th floor levels to create 197sqm (Use Class B1) office space; Minor alterations to facade; Replacement front entrance doors; Relocation of 2 x air conditioning units from 1st to 2nd floor level

Drawing Nos: E18-024/SIT000 Rev A; E18-024/EXS001 Rev A; E18-024/EXE001 Rev A; E18-024/EXE002 Rev A; E18-024/EXP000 Rev B; E18-024/EXP001 Rev B; E18-024/EXP002 Rev B; E18-024/EXP003 Rev A; E18-024/PRP000 Rev D; E18-024/PRP001 Rev C; E18-024/PRP002 Rev C; E18-024/PRP003 Rev B; E18-024/PRP004 Rev A; E18-024/PRE001 Rev B; E18-024/PRE002 Rev C; E18-024/PRS001 Rev C; E18-024/CYC002

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 The development hereby permitted shall be carried out in accordance with the following approved plans and documents: E18-024/SIT000 Rev A; E18-024/EXS001 Rev A; E18-024/EXE001 Rev A; E18-024/EXE002 Rev A; E18-024/EXP000 Rev B; E18-024/EXP001 Rev B; E18-024/EXP002 Rev B; E18-024/EXP003 Rev A; E18-024/PRP000 Rev D; E18-024/PRP001 Rev C; E18-024/PRP002 Rev C; E18-024/PRP003 Rev B; E18-024/PRP004 Rev A; E18-024/PRE001 Rev B; E18-024/PRE002 Rev C; E18-024/PRS001 Rev C; E18-024/CYC002

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

- 3 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

a) Manufacturer's specification details of all facing materials to be submitted to the Local Planning Authority and samples of those materials to be provided on site

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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.

- 4 The external noise level emitted from plant, machinery or equipment at the development hereby approved shall be lower than the lowest existing background noise level by at least 10dBA, by 15dBA where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 5 Prior to use, plant or equipment and ducting at the development shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration isolated from the casing and adequately silenced and maintained as such.

Reason: To ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by vibration.

- 6 The flat roofed areas of the extensions shall not be used as roof terraces, and any access out onto these areas shall be for maintenance purposes only.

Reason: In order to prevent overlooking into the adjoining properties in accordance with policy A1 of the Camden Local Plan 2017.

- 7 Prior to first occupation of the extended areas, the approved secure and covered cycle storage for 4 cycles as shown on drawing E18-024/PRP000 Rev D shall be provided in its entirety and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 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).
- 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.

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

DRAFT

DECISION