

Application ref: 2020/2135/P  
Contact: Thomas Sild  
Tel: 020 7974 3686  
Email: Thomas.Sild@camden.gov.uk  
Date: 27 July 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](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Osel Architecture  
G.04  
The Record Hall  
16-16A Baldwins gardens  
London  
EC1N 7RJ  
United Kingdom

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:**

Alterations to facades including enlargement of window openings at ground floor level along Gray's Inn Road, replacement window frames, addition of string course above ground floor, replacement of entrance doors and new canopy cladding

Drawing Nos: E18-024/SIT000 Rev A; E18-024/PREB001 Rev D; E18-024/PREB002;  
E18-024/EXEB001 Rev A; E18-024/EXEB002 Rev A

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: E18-024/SIT000 Rev A; E18-024/PREB001 Rev D; E18-024/PREB002; E18-024/EXEB001 Rev A; E18-024/EXEB002 Rev A

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

Informative(s):

- 1 Reasons for granting permission

This application follows a recent consent for the addition of a third floor to the building ref 2018/2725/P. This permission has not yet been implemented but is not considered to conflict with the façade proposals contained in this application.

These proposals include replacement of the existing window frames with a simplified design, and widening of the ground floor window openings to create a more open aspect to the street to improve the appeal of the office space. Large scale glazing at ground floor level is noted at the adjoining nos. 175-185 and the design has been revised to form round topped openings which retain a brick arch feature so as to better respect the building's existing architectural features. The replacement entrance and canopy cladding is considered appropriate to the building's style. A condition to ensure materials match existing would be attached to this permission.

The existing late 20th-century building was designed in a sympathetic manner to the surrounding character and materials palette and at present is considered to make a neutral contribution to the surrounding conservation area. Following officer advice, proposed painting of the brickwork has been omitted and the bricks would instead be cleaned. A stone string course would be added above the ground floor which would assist in demarking the ground floor and introducing a clearer hierarchy to the building. Overall the proposals would not result in harm to the appearance of the host building and are considered to preserve the character of the surrounding conservation area and setting of adjacent listed buildings.

Given there are no extensions to the building proposed by this application, the proposals are not considered to result in impact on neighbour amenity.

No objections were received prior to making this decision. The planning history of the site and surrounding area were taken into account. 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.

The proposal is in general accordance with policies A1, D1 and D2 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 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).
- 3 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.
- 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 'DPe', is positioned above the printed name and title.

Daniel Pope  
Director of Economy, Regeneration and Investment