

Application ref: 2020/1651/P
Contact: David Fowler
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Date: 19 January 2021

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Newsteer
c/o HubHub
20 Farringdon Street
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EC4A 4AB

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
283 Gray's Inn Road
London
WC1X 8QF

Proposal:

Details required by conditions 4a (Window specifications), 4b (Facing materials specifications) and 5 (Sound insulation specifications) of planning permission reference 2018/5175/P dated 24/06/19 (for change of use of 1st, 2nd and 3rd floors from Class A2 use to create 2 residential units (Class C3) together with extensions and alterations including mansard roof extension with 2 front dormers, rear extension, roof terrace to the rear of 2nd floor, infill of ground floor light well, and shopfront alterations).

Drawing Nos: Specification for the Separating Walls, Floors and Steels (Deane Austin Group) 12th March 2020, D-020, D-021 D, D-022 A, D-023 A,

The Council has considered your application and decided to grant permission

Informative(s):

1 Reasons for granting approval-

Full details of the proposed windows and facing materials have been submitted. The windows were proposed to be spring-operated, but this aspect has been removed from the scheme following negotiation. The Council's Conservation Officer considers that the proposed details are suitable in design

terms for the building and this part of the King's Cross Conservation Area.

Full details of sound insulation have been submitted. The Council's Environmental Health Officer considers that the proposed details are sufficient to provide suitable sound insulation separating walls and floors.

The full impact of the proposed development has already been assessed. The proposed details would not have a harmful impact on the appearance of the host buildings and streetscene, on the character of the conservation area or on neighbouring amenity.

As such, the proposed details are in general accordance with policies D1, D2, CC1, A1 and A4 of the Camden Local Plan 2017.

- 2 You are advised that there are no outstanding conditions of planning permission granted on reference 2018/5175/P dated 24/06/19 to be discharged.

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', written in a cursive style.

Daniel Pope
Chief Planning Officer