

Application ref: 2020/3111/P  
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Date: 7 June 2021

**Development Management**  
Regeneration and Planning  
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GHK Architects  
Hatch Mead  
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Burley  
Burley, Ringwood  
BH24 4DE  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Store And Premises At Basement 1 And 2  
1 Gray's Inn Square  
London  
WC1R 5AA**

Proposal:

Creation of a pathway at 1 - 3 Gray's Inn Square to provide step-free access, installation of 2x doors to the rear of 2 & 3 Gray's Inn Square and alterations to railings to form gates and installation of a walkway above lightwell at 1 Gray's Inn Square.

Drawing Nos: HK2265/SK01A, HK2265/SK02A, HK2265/SK03A, HK2265/SK04, HK2265/SK05, HK2265/SK06, HK2265/SK07, HK2265/SK08, Heritage Design and Access Statement dated 01/10/2020 by ghk architects

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:

Drawing Nos: HK2265/SK01A, HK2265/SK02A, HK2265/SK03A, HK2265/SK04, HK2265/SK05, HK2265/SK06, HK2265/SK07, HK2265/SK08, Heritage Design and Access Statement dated 01/10/2020 by ghk architects

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

- 4 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 before the relevant part of the work is begun:

a) Typical details of the new cast iron gates and railings at a scale of 1:10 with finials at 1:1, including materials, finish and method of fixing into the plinth.

b) Plan, elevation and section drawings of all new doors and doorways at a scale of 1:10 with typical moulding and architrave details at a scale of 1:1.

c) Plan, elevation and section drawings of the steel mesh walkway at a scale of 1:10 with materials, finish and method of fixing details.

d) Typical details and manufacturer's specification of the York stone paving.

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.

#### 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 Reason for granting permission:

Various options have been explored by the applicant prior to the submission of the application to create level access to the front of the buildings. It was considered that the provision of a partially inclined pathway and new doors at the rear of the buildings to provide step-free access is an appropriate method

to promote fair access and remove barriers as the existing ground levels are closer to the existing building floor levels than the front entrance.

The proposed pathway would be constructed by excavating a small section of the existing rear garden. The inclined section would have a gradient of 1:20 and run from 1 Gray's Inn Square to the new door at 2 Gray's Inn Square along the rear (western) elevation of the buildings whilst the flat section would run between the new doors at No. 2 and No. 3. The entire pathway would have anti-slip surface, set behind a brickwork retaining wall and topped with black-painted mild steel and cast iron railings on the garden side to match existing. To be Disability Discrimination Act (DDA) compliant, the proposed pathway would be accessible 24-hours and the railings are to prevent access to the rear garden when it is closed. The proposed pathway would provide step-free access into the basement level of the Nos. 2 and 3 through new doors and from where it is possible to access lift to access all floors. The paving of the pathway, the bricked retaining wall and the metal railings would match the design and material of the existing buildings and given that the scale of the works are relatively minor, they are considered acceptable in terms of design and heritage. Conditions would be attached to ensure the railings and brickwork would match the existing.

Two WC windows at basement level at the rear of Nos. 2 and 3 would have the cill lowered and replaced by power-assisted timber framed doors to create the new entrances. The WCs would be relocated and a door pad would be installed on each side of the new doors for control. The loss of windows and the replacement doors are considered acceptable as the doors would be screened by the proposed retaining wall and railings and their design and material are in keeping with the character and appearance of the host buildings.

- 3 The small rear lightwell is at the rear southern end of No. 1. The proposal would include the installation of a steel mesh walkway for air circulation. The design of the mesh bridge needs to be carefully considered to avoid the structure looking out of place and overly industrial. A condition would be attached requiring further details to be submitted. The southern section of the existing metal railings surrounding the lightwell would be replaced by new painted metal hinged gates to allow wheelchair access to Nos. 2 and 3. They would be cast iron and designed to match the section of railing to be replaced. A condition would be attached to any permission requiring these details to be submitted. Beyond the walkway and near the new gates would be paved in York stone. A condition would be attached requiring further details of the York stone. The existing garden wall at the northern end of the lightwell would be lowered to merge with the proposed pathway.

A condition has been attached to require the submission of details of the gates and railings to ensure that they successfully match the existing style of gates and railings. All new cast iron railings and gates should be painted black. Overall, the proposal is considered appropriate in design and heritage terms and would not adversely affect the character and appearance of the Grade II\* Listed host building and the wider Bloomsbury Conservation Area.

Given the modest nature of the proposal, it would not result in undue harm to

neighbouring amenity in terms of overlooking, loss of daylight/sunlight or loss of privacy, and are considered acceptable.

No objections were received prior making this decision. The site's 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 the building or its setting or any features of special architectural or historic interest which it possesses, under s.66 and 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 A1, C6, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2021 and the NPPF 2019.

- 4 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.
- 5 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 'DPope', written in a cursive style.

Daniel Pope  
Chief Planning Officer