

Application ref: 2021/3673/P
Contact: Enya Fogarty
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Date: 15 June 2022

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

Savills
33 Margaret Street
London
W1G 0JD

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:
85 Grays Inn Road
London
WC1X 8TX

Proposal:

Erection of a three storey infill extension at first floor to fourth floor levels, installation of fume extract and mechanical plant at roof level, installation of terrace at fifth floor level, erection of a front entrance canopy and associated external alterations.

Drawing Nos: PA01 - BMJ - ZZ - ZZ - DR - A - 0001; PA01 - BMJ - ZZ - ZZ - DR - A - 0002; PA01 - BMJ - ZZ - ZZ - DR - A - 0003; PA01 - BMJ - ZZ - 00 - DR - A - 0002; PA01 - BMJ - ZZ - 01 - DR - A - 0003; PA01 - BMJ - ZZ - 02 - DR - A - 0004; PA01 - BMJ - ZZ - 03 - DR - A - 0005; PA01 - BMJ - ZZ - 04 - DR - A - 0006; PA01 - BMJ - ZZ - 05 - DR - A - 0007; PA01 - BMJ - ZZ - B - DR - A - 0001; PA01 - BMJ - ZZ - ZZ - DR - A - 0301; PA01 - BMJ - ZZ - ZZ - DR - A - 0302; PA01 - BMJ - ZZ - ZZ - DR - A - 0303; PA01 - BMJ - ZZ - ZZ - DR - A - 0405; PA01 - BMJ - ZZ - ZZ - DR - A - 0406; PA01 - BMJ - ZZ - ZZ - DR - A - 0406; PA01 - BMJ - ZZ - ZZ - DR - A - 0407; PA01 - BMJ - ZZ - ZZ - DR - A - 0408; PA01 - BMJ - ZZ - ZZ - DR - A - 1043; PA01 - BMJ - ZZ - 00 - DR - A - 1002; PA01 - BMJ - ZZ - 01 - DR - A - 1003; PA01 - BMJ - ZZ - 02 - DR - A - 1004; PA01 - BMJ - ZZ - 03 - DR - A - 1005; PA01 - BMJ - ZZ - 04 - DR - A - 1006; PA01 - BMJ - ZZ - 05 - DR - A - 1007; PA01 - BMJ - ZZ - B - DR - A - 1001; PA01 - BMJ - ZZ - ZZ - DR - A - 1044; PA01 - BMJ - ZZ - ZZ - DR - A - 1041; Daylight and sunlight report dated 2nd July 2021 prepared by GIA; Environmental Noise Survey and Plant Noise Assessment dated 7 July 2021 prepared by Hann Tucker Associates; Fire Statement dated 15th July 2021; Heritage Statement dated 22nd July 2021 prepared by Savills; Sustainability statement prepared by project anatomy; Air quality assessment

dated August 2021 prepared by project Anatomy; Revised Design Statement dated 17th December 2021 prepared by BMJ architects; Drainage report prepared by Elliotwood; Air Quality Technical dated 28th January prepared by Vanguardia; Energy Statement prepared by KJ Tait Engineers; BREEAM Assessment prepared by KJ Tait Engineers

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;

PA01 - BMJ - ZZ - ZZ - DR - A - 0001; PA01 - BMJ - ZZ - ZZ - DR - A - 0002; PA01 - BMJ - ZZ - ZZ - DR - A - 0003; PA01 - BMJ - ZZ - 00 - DR - A - 0002; PA01 - BMJ - ZZ - 01 - DR - A - 0003; PA01 - BMJ - ZZ - 02 - DR - A - 0004; PA01 - BMJ - ZZ - 03 - DR - A - 0005; PA01 - BMJ - ZZ - 04 - DR - A - 0006; PA01 - BMJ - ZZ - 05 - DR - A - 0007; PA01 - BMJ - ZZ - B - DR - A - 0001; PA01 - BMJ - ZZ - ZZ - DR - A - 0301 ; PA01 - BMJ - ZZ - ZZ - DR - A - 0302; PA01 - BMJ - ZZ - ZZ - DR - A - 0303; PA01 - BMJ - ZZ - ZZ - DR - A - 0405; PA01 - BMJ - ZZ - ZZ - DR - A - 0406; PA01 - BMJ - ZZ - ZZ - DR - A - 0406; PA01 - BMJ - ZZ - ZZ - DR - A - 0407; PA01 - BMJ - ZZ - ZZ - DR - A - 0408; PA01 - BMJ - ZZ - ZZ - DR - A - 1043; PA01 - BMJ - ZZ - 00 - DR - A - 1002; PA01 - BMJ - ZZ - 01 - DR - A - 1003; PA01 - BMJ - ZZ - 02 - DR - A - 1004; PA01 - BMJ - ZZ - 03 - DR - A - 1005; PA01 - BMJ - ZZ - 04 - DR - A - 1006; PA01 - BMJ - ZZ - 05 - DR - A - 1007; PA01 - BMJ - ZZ - B - DR - A - 1001; PA01 - BMJ - ZZ - ZZ - DR - A - 1044; PA01 - BMJ - ZZ - ZZ - DR - A - 1041; Daylight and sunlight report dated 2nd July 2021 prepared by GIA; Environmental Noise Survey and Plant Noise Assessment dated 7 July 2021 prepared by Hann Tucker Associates; Fire Statement dated 15th July 202; Heritage Statement dated 22nd July 2021 prepared by Savills; Sustainability statement prepared by project anatomy; Air quality assessment dated August 2021 prepared by project Anatomy; Revised Design Statement dated 17th December 2021 prepared by BMJ architects; Drainage report prepared by Elliotwood; Air Quality Technical dated 28th January prepared by Vanguardia; Energy Statement prepared by KJ Tait Engineers; BREEAM Assessment prepared by KJ Tait Engineers

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

- 3 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.

- 4 Prior to the relevant part of the development, details, drawings and data sheets showing the location, Seasonal Performance Factor of at least 2.5 and Be Green stage carbon saving of the air source heat pumps and associated equipment to be installed on the building, shall have been submitted to and approved by the Local Planning Authority in writing. The measures shall include the installation of a meter to monitor the energy output from the approved renewable energy systems. A site-specific lifetime maintenance schedule for each system, including safe access arrangements, shall be provided. The equipment shall be installed in full accordance with the details approved by the Local Planning Authority and permanently retained and maintained thereafter.

Reason: To ensure the development provides adequate on-site renewable energy facilities in accordance with the requirements of policy CC1 of the London Borough of Camden Local plan Policies

- 5 Prior to occupation, a waste management plan shall be submitted demonstrating how 95% of construction and demolition waste will be reused/recycled/recovered and 95% of excavation waste used for beneficial purposes. The plan shall be thereafter be delivered in accordance with the approved details.

Reason: To ensure all development optimise resource efficiency in accordance with policy CC1 of the London Borough of Camden Local Plan Policies and to reduce waste and support the circular economy in accordance with policy SI 7 of the London Plan 2021

- 6 Prior to occupation, a revised air quality assessment report, written in accordance with the relevant current guidance, for the existing site and proposed development shall be submitted to and approved by the Local Planning Authority. The development shall be at least Air Quality Neutral and an air quality neutral assessment for both buildings and transport shall be included in the report. The assessment shall include details of the flue stack for the fume cupboards. The assessment shall assess the current baseline situation in the vicinity of the proposed development. The report shall include all calculations and baseline data, and be set out so that the Local Planning Authority can fully audit the report and critically analyse the content and recommendations. If required a scheme for air pollution design solutions or mitigation measures based on the findings of the report shall be submitted to and approved by the Local Planning Authority prior to development. This shall include mitigation for when air quality neutral transport and building assessments do not meet the benchmarks. The approved design or mitigation scheme shall be constructed and maintained in accordance with the approved details.

Reason: To protect the amenity of residents in accordance with London Borough of Camden Local Plan Policy CC4 and London Plan policy SI 1.

- 7 Prior to the relevant part of the development details of the proposed Emergency Diesel/oil Generator Plant and associated abatement technologies including make, model and emission details shall have been submitted to and approved by the Local Planning Authority in writing. The maintenance and cleaning of the systems shall be undertaken regularly in accordance with manufacturer specifications and details of emission certificates by an accredited MCERTS organisation shall be provided following installation and thereafter on an annual basis to verify compliance with regulations made by the Secretary of State.

Reason: To safeguard the amenity of occupants, adjoining premises and the area generally in accordance with the requirements of policies A1 and CC4 of the London Borough of Camden Local Plan Policies.

- 8 Prior to occupation air quality monitoring should be implemented on site;
- a. full details of the air quality monitors have been submitted to and approved by the local planning authority in writing. Such details shall include the location, number and specification of the monitors, including evidence of the fact that they will be installed in line with guidance outlined in the GLA's Control of Dust and Emissions during Construction and Demolition Supplementary Planning Guidance;
- b. prior to commencement, evidence has been submitted demonstrating that the monitors have been in place for at least 3 months prior to the proposed implementation date.

The monitors shall be retained and maintained on site for the duration of the development works in accordance with the details thus approved.

Reason: To safeguard the amenity of adjoining premises and the area generally in accordance with the requirements of policies A1 and CC4 of the London Borough of Camden Local Plan Policies.

- 9 Prior to the occupation of the relevant part of the development hereby approved 40 bicycle parking spaces shall be provided in accordance with approved plans. The facilities as implemented shall be permanently retained thereafter.

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

- 10 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 protect the amenity of the surrounding premises and the area generally in accordance with policies A1 and A4 of the Camden Local Plan 2017.

- 11 Prior to use, machinery, plant or equipment 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 in accordance with the requirements of policies A1 and A4 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 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) 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.

- 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 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, 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.

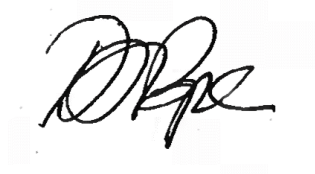
- 5 Mitigation measures to control construction-related air quality impacts should be secured within the Construction Management Plan as per the standard CMP Pro-Forma. The applicant will be required to complete the checklist and demonstrate that all mitigation measures relevant to the level of identified risk are being included.

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 2021.

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 written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer