

Application ref: 2021/3731/P  
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Date: 20 December 2021

**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)

Jones Lang LaSalle Limited  
30 Warwick Street  
London  
W1B 5NH

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**4 Gray's Inn Place  
London  
WC1R 5DX**

Proposal:

Proposed lower ground floor extension, lift extension at roof level, replacement plant and associated works for existing three storey building for educational use as a Junior School (Use Class F1).

Drawing Nos: 21040-LSI-A1-XX-DR-A-1170 Rev P01; 21040-LSI-A1-XX-DR-A-1175 Rev P01; 21040-LSI-A1-B1-DR-A-1200 Rev P01; 21040-LSI-A1-GF-DR-A-1201 Rev P01; 21040-LSI-A1-RF-DR-A-1215 Rev P01; 21040-LSI-A1-ZZ-DR-A-1250 Rev P02; 21040-LSI-A1-ZZ-DR-A-1251 Rev P02; 21040-LSI-A1-ZZ-DR-A-1270 Rev P02; 21040-LSI-A1-B1-DR-A-1300 Rev P01; 21040-LSI-A1-00-DR-A-1301 Rev P01; 21040-LSI-A1-R1-DR-A-1315 Rev P02; 21040-LSI-A1-ZZ-DR-A-1350 Rev P04; 21040-LSI-A1-ZZ-DR-A-1351 Rev P04; 21040-LSI-A1-ZZ-DR-A-1370 Rev P04; 21040-LSI-A1-XX-DR-A-1400 Rev P02; 510556-ELE-XX-RF-DR-MX-50001 Rev T03;

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: 21040-LSI-A1-XX-DR-A-1170 Rev P01; 21040-LSI-A1-XX-DR-A-1175 Rev P01; 21040-LSI-A1-B1-DR-A-1200 Rev P01; 21040-LSI-A1-GF-DR-A-1201 Rev P01; 21040-LSI-A1-RF-DR-A-1215 Rev P01; 21040-LSI-A1-ZZ-DR-A-1250 Rev P02; 21040-LSI-A1-ZZ-DR-A-1251 Rev P02; 21040-LSI-A1-ZZ-DR-A-1270 Rev P02; 21040-LSI-A1-B1-DR-A-1300 Rev P01; 21040-LSI-A1-00-DR-A-1301 Rev P01; 21040-LSI-A1-R1-DR-A-1315 Rev P02; 21040-LSI-A1-ZZ-DR-A-1350 Rev P04; 21040-LSI-A1-ZZ-DR-A-1351 Rev P04; 21040-LSI-A1-ZZ-DR-A-1370 Rev P04; 21040-LSI-A1-XX-DR-A-1400 Rev P02; 510556-ELE-XX-RF-DR-MX-50001 Rev T03;

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 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 the lift overrun cladding facing materials to be submitted to the Local Planning Authority.

b) Manufacturer's specification details of the acoustic surround to the ASHP at roof level, to be submitted to the Local Planning Authority.

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.

- 5 Noise levels at a point 1 metre external to sensitive facades shall be at least 10dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 15dB(A) below the LA90, expressed in dB(A).

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.

- 6 In respect of any mechanical ventilation or associated plant, the applicant shall ensure that the existing background noise level is not increased when measured one metre from the nearest noise sensitive elevation. In order to achieve this the plant must be designed / selected or the noise attenuated so that it is 10dB below the existing background level. This will maintain the existing noise climate and prevent 'ambient noise creep'

Reason: To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by noise from mechanical installations/ equipment in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 7 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 Reasons for granting permission:

The site lies within the Bloomsbury conservation area and is part of the Gray's Inn complex which contains a number of grade II and grade II\* listed buildings and a grade II\* listed park. The building is a post war construction of brown brick and concrete, with metal framed windows that are likely to have once been timber. It is three storeys high with additional basement and mansard roof, the building is also divided into an east and west wing. The building differs from the surrounding historic context but responds well to the historic architecture and sits comfortably in its plot.

The current building was in use as a University Library use Class F1. This application seeks changes to the building which will allow the building to be used as a Junior school from September 2022. As no change of use is occurring this element is not considered and therefore is accepted.

The proposals involve providing a lift to all floors of the building resulting in a lift overrun at roof level, a lower ground floor extension, reconfiguration of the entrance and additional plant at roof level. The lift overrun is located to the western side of the east wing where the building steps down slightly, creating a gap between two separate mansard roofs. Part of the lift overrun can be seen on the elevations as the mansard roof form slopes, however the compact nature of the surrounding area means the overrun is unlikely to be visible from

the public realm. Never the less, it is important the overrun blends into the existing roof as much as possible, and therefore it is recommended that a condition is added to the consent requesting details of the cladding material which should closely match the existing roof material.

The works to the lower ground floor extension affect the west wing of the building at basement level. The building currently steps inward at basement level creating cantilevered projecting upper floors. Within the scheme the recessed area at basement level is brought forward to be in line with the storeys above, creating a single building line. Revisions have been received through the process of the application to allow the extension to read as an extension of the existing building and not a standalone element. The additional volume at basement level is inconsequential and has no impact on the overall design integrity or aesthetic of the building. The extended area has been designed to read largely as a continuation of the existing elevation on the upper storeys. The openings align with those above and the brick frame matches the tone and texture of the concrete above. The new elevation will have limited visibility as it sits within a lightwell, however when it is glimpsed, it will blend with the existing building and will be aesthetically pleasing.

The works to reposition the external doors to both the east and the west wings to allow them to align are considered to be minor in form and acceptable in detail. The proposals would infill the existing recessed entrance and create a more cohesive environment.

Additional plant is proposed to the roof of the buildings, primarily to serve the ventilation of the science classrooms as well as the wider use of the building. Whilst this would result in additional bulk at this level, none of the additional plant will exceed the existing chimney and the majority of the plant will sit below the existing handrail and therefore, whilst there would be glimpses of the plant from longer views, officers do not consider that the plant would be dominant or harmful in longer views from the surrounding designated areas. The Council's Environmental Health Officer has assessed the Noise Report which accompanied the application and is satisfied that the noise limits will not be breached through this application.

- 2 Due to the nature of the proposed works as well as their location, the works are not considered to result in harm to the amenity of neighbouring occupants in terms of sense of enclosure, overlooking, loss of privacy or loss of daylight/sunlight nor noise. As such, the proposal is in accordance with policy A1 of the Camden Local Plan 2017.

The proposals do not cause harm to the conservation area or the setting of the surrounding listed buildings. Bloomsbury CAAC have no objections to the proposals. The planning history of the site and surrounding area were taken into account when coming to this decision.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of 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.

As such, the proposed development is in general accordance policies A1, A4, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

- 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, 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 (search for 'Camden Minimum Requirements' at [www.camden.gov.uk](http://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.

- 5 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).

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 positioned in the upper left corner of the page.

Daniel Pope  
Chief Planning Officer