

# MADDOX PLANNING

LONDON & MANCHESTER  
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Camden Council  
5 Pancras Square  
London  
N1C 4AG

9 August 2022

**171 Gray's Inn Road, London, WC1X 8UE**  
**Application for full planning permission**

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Dear Sir/Madam

On behalf of our client, Domus Development, please find enclosed an application for full planning permission at 171 Gray's Inn Road. The proposed description of development is as follows:

*Full planning permission for minor external alterations to the building, comprised of a new entrance door and re-cladding of the door canopy, cycle parking, and the installation of plant to the rear*

Submitted with the application are the following documents:

- Application form;
- This supporting covering letter;
- Site location plan;
- Existing and proposed plans, elevations, and sections prepared by White Paper;
- Environmental Sound Survey and Plant Noise Emissions Report prepared by AAD; and
- Application fee.

**Site and surroundings**

The site currently comprises a terraced three storey brick building on the western side of Gray's Inn Road and currently is in an office use (Use Class E). The site is within the Bloomsbury Conservation Area but is not statutory listed or locally listed. The site has a PTAL of 6a, making it a highly sustainable location, and is in Flood Risk Zone 1, affording a low probability of flooding.

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MADDOX AND ASSOCIATES LIMITED (06375151)  
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### Planning history

The building has an extensive planning history for refurbishment, alterations, and extensions and currently the site is under construction. The most relevant are in the table below:

Reference	Description	Decision	Date
2018/2725/P	Erection of 3rd floor roof extension to provide 100sqm (B1) office space	Grant	12 July 2018
2019/3274/P	Erection of extensions at 1st, 3rd and 4th floor levels to create 197sqm (Use Class B1) office space; Minor alterations to facade; Replacement front entrance doors; Relocation of 2 x air conditioning units from 1st to 2nd floor level	Grant	4 September 2019
2020/0555/P	Amendment to rooftop lift overrun location as approved by planning permission 2019/3274/P granted 18 November 2019 for erection of extensions at 1st, 3rd and 4th floor levels to create 197sqm (Use Class B1) office space; Minor alterations to facade; Replacement front entrance doors; relocation of 2 x air conditioning units from 1st to 2nd floor level	Grant	19 March 2020
2020/2135/P	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	Grant	9 June 2020

### Development plan

The development plan for the site comprises:

- London Plan 2021; and
- Camden Local Plan 2017.

### Proposed development

The proposed development seeks to enhance the design of the building through various external alterations. These primarily consist of upgrading the entrance of the building through installing a new entrance door and re-cladding the existing canopy above with new numbering. In addition to this, it is proposed to install plant to the rear of the building on the ground floor to service the building and 4 cycle parking spaces.

### Planning considerations

#### *Design and Heritage*

Local Plan policy D1 Design and the Camden Design SPD requires non-residential alterations to be of the highest standards of design and take into account the character and design of the property and its surroundings. Policy D2 Heritage states that development within conservation areas preserves or, where possible, enhances the character or appearance of the area.

The proposed alterations to the front entrance of the building consist of new doors and new glazing and the re-cladding of the existing canopy, all made from a powder coated aluminium in an Anthracite Grey colour. In

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addition to this the entrance will be made a level access with guard rails and door buttons. The proposed alterations are of a high quality, appropriate to the local context, and improve the accessibility credentials of the building. They are also considered to enhance the overall appearance of the building and to preserve the character of the conservation area.

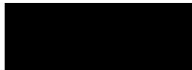
*Noise*

Local policy A4 states that Camden will not grant planning permission for development that is likely to generate unacceptable noise and vibration impacts, and will only grant permission for noise generating development if it can be operated without causing harm to amenity.

As new plant is proposed to the rear of the building on the ground floor a Noise Emissions Assessment has been submitted with the application. The report assessed whether the proposed plant achieves the noise requirements of Camden Council. The worst affected noise sensitive receptor was identified as the residential windows of Jubilee House at 167-169 Gray's Inn Road, 8-10m from the proposed plant location. The report concludes that the proposed plant achieves Camden's requirements regarding noise emissions and is therefore acceptable.

I trust the above and enclosed are sufficient and clear enough to grant planning permission, however please do not hesitate to contact me should you wish to discuss any matter raised within the submission.

Yours sincerely



GEORGIA BARRETT  
ASSOCIATE

