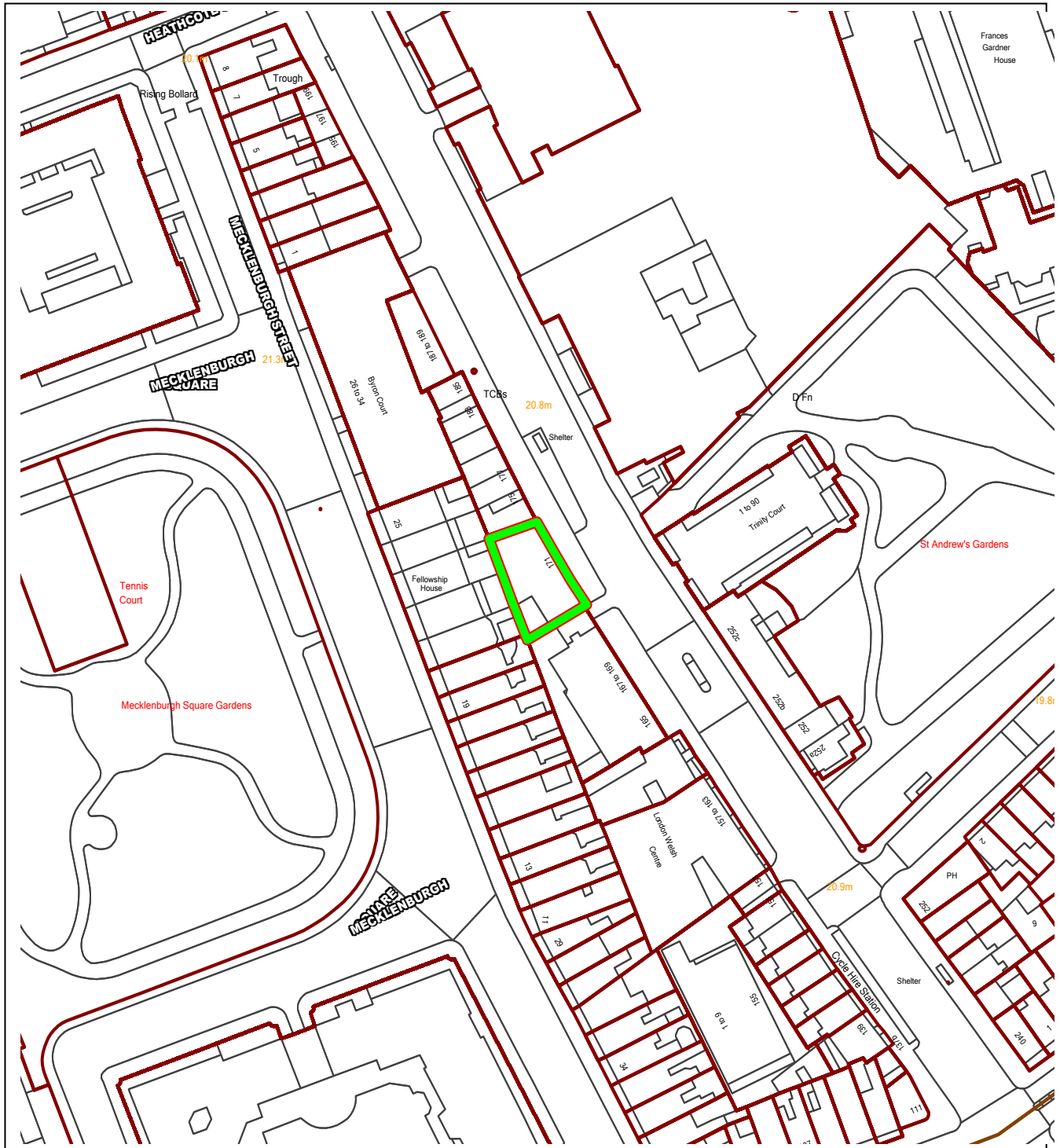


171 Gray's Inn Road 2022/3411/P

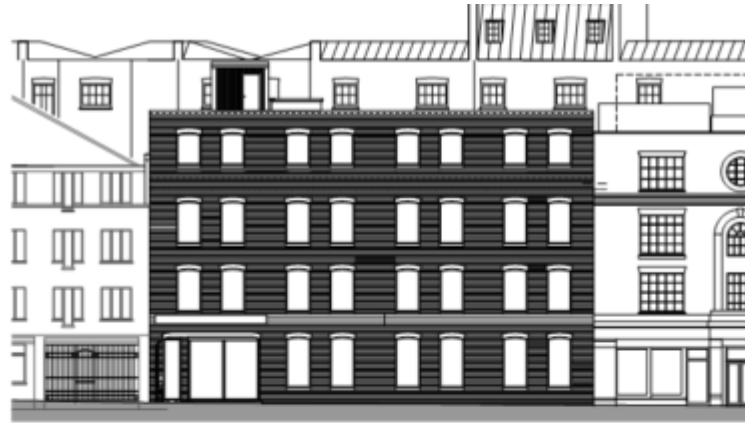


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Site Photos

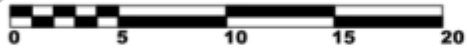


1. Photo of front elevation showing brick canopy



00 Existing External Elevation

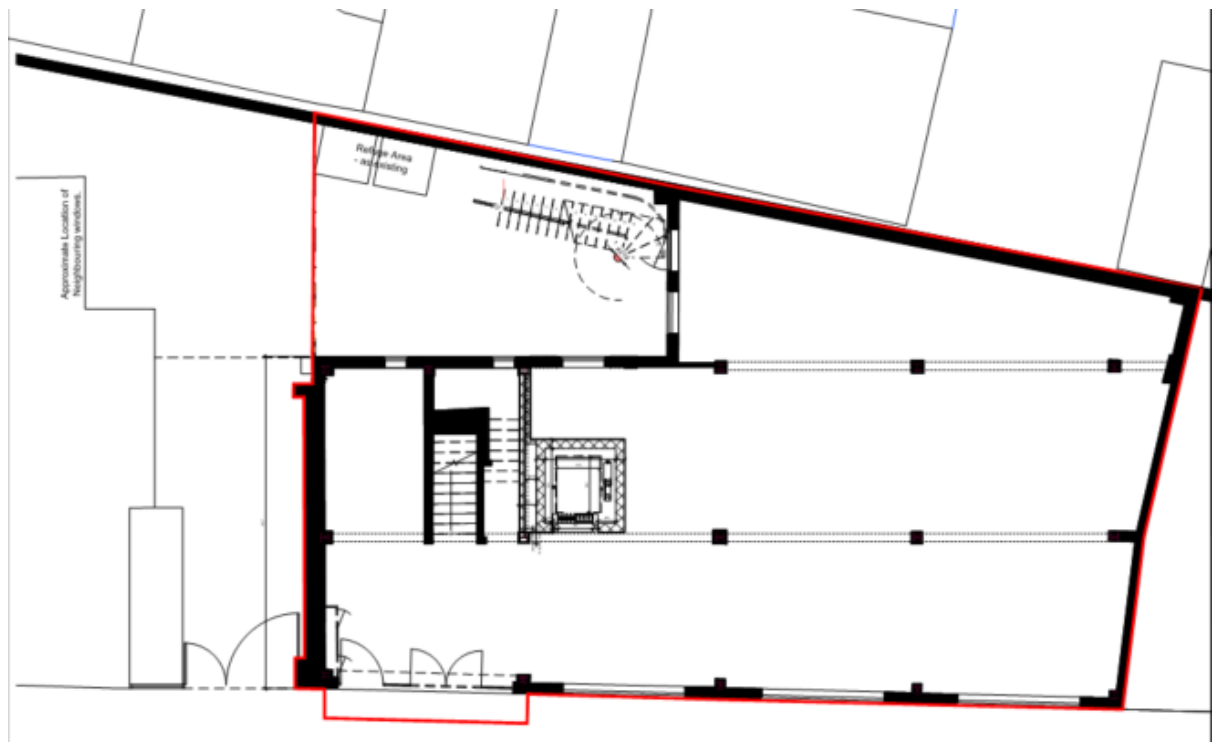
SCALE: 1:100



00 Existing External Elevation

SCALE: 1:20

2. Existing front elevation



3. Existing ground floor plan

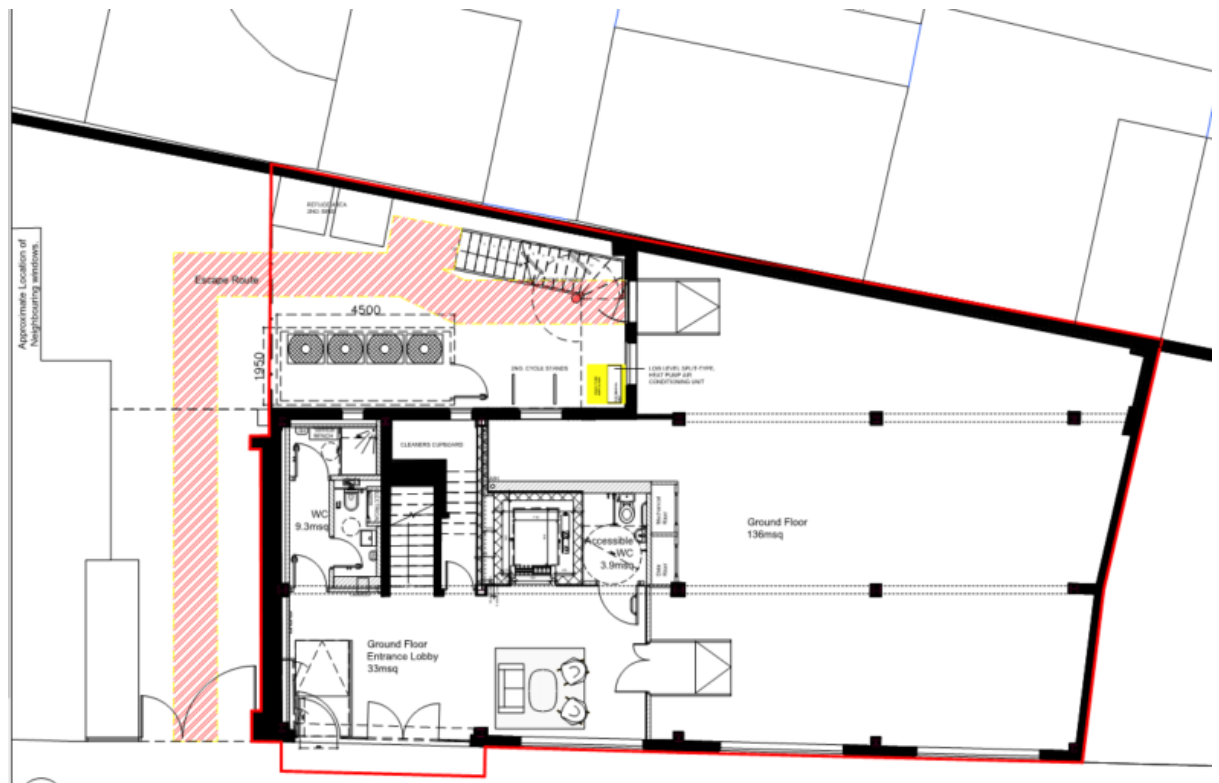


00 Proposed Front Facade
SCALE: 1:100

 A horizontal graphic scale bar is located below the title. It is divided into segments with alternating black and white patterns, with numerical markers at 0, 5, 10, 15, and 20.


00 Proposed Front Facade
SCALE: 1:20

4. Proposed front elevation



5. Proposed ground floor showing the plant area and cycle parking



6. Photo showing the existing rear elevation and courtyard area

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	05/10/2022
		N/A / attached		Consultation Expiry Date:	08/10/2022
Officer				Application Number	
Edward Hodgson				2022/3411/P	
Application Address				Drawing Numbers	
171 Gray's Inn Road London WC1X 8UE				<i>See draft decision notice</i>	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Installation of new entrance door and re-cladding of the door canopy, and the installation of plant to the rear and cycle parking at ground floor					
Recommendation:		Grant conditional planning permission			
Application Type:		Full Planning Permission			

Conditions or Reasons for Refusal:	<i>Refer to Draft Decision Notice</i>			
Informatives:				
Consultations				
Summary of consultation:	A site notice was displayed near to the site on the 14/09/2022 (consultation end date 08/10/2022). The development was also advertised in the local press on the 15/09/2022 (consultation end date 09/10/2022).			
Adjoining Occupiers:	No. of responses	00	No. of objections	00
Summary of consultation responses:	None			
Bloomsbury CAAC:	A letter of objection was received on behalf of the CAAC. Their objection comments can be summarised as follows: <ul style="list-style-type: none">• The dark grey metal cladding will draw unwanted attention to the canopy and will harm the appearance of the brick building• The cladding will impact on the harmony of the streetscape which has predominantly brick facades• The glazing bars on the doors are likely to be inappropriate in situ <u>Officer's response:</u> <i>Please see section 2 (Design and Heritage) of the report</i>			

Site Description

The application site is a four-storey brick building located on the western side of Gray's Inn Road. It is currently in use as a commercial property (Class C3). It has an existing brick canopy located above the ground floor entrance on the front elevation.

The application site is not listed but is located within the Bloomsbury Conservation Area.

Relevant History

Application Site:

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. **Granted - 18/11/2019**

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. **Granted - 02/04/2020**

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. **Granted - 27/07/2020**

Relevant policies

National Planning Policy Framework (2021)

The London Plan (2021)

Camden Local Plan (2017)

- **A1** Managing the impact of development
- **A4** Noise and vibration
- **D1** Design
- **D2** Heritage
- **T1** Prioritising walking, cycling and public transport

Camden Planning Guidance:

- CPG Amenity (2021)
- CPG Design (2021)
- CPG Transport (2021)

Conservation Statements:

- Bloomsbury Conservation Area Appraisal and management strategy

Assessment

1. Proposal

- 1.1. Planning permission is sought for the replacement of the existing entrance door on the front elevation at ground floor level, the recladding of the existing brick canopy above the entrance with dark grey metal cladding, the installation of 4 condenser units within an acoustic enclosure with one heat pump air conditioning unit and 4 new cycle parking stands. The plant would replace the existing plant at second floor level.

2. Design and Conservation

- 2.1. The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy D1 are relevant to the application: development should respect local context and character; comprise details and materials that are of high quality and complement the local character; and respond to natural features. Policy D2 'Heritage' states that in order to maintain the character of Camden's conservation areas, the Council will not permit development within conservation area that fails to preserve or enhance the character and appearance of that conservation area.
- 2.2. The Bloomsbury Conservation Area Statement (2000) advises that development proposals must preserve or enhance the character or appearance of the Bloomsbury Conservation Area and attention to detailed design and high-quality smaller alterations such as shop fronts, signage, and extensions is expected by the Council. Small but insensitive changes can harm the character and appearance of the area to an extent belied by their individual scale.
- 2.3. The proposed entrance doors would have vertical glazing bars and would be sympathetic to the fenestration of the host building. They would have aluminium frames finished in anthracite grey which would be sympathetic to the existing window frames on the host building. The new doors would provide level access which is considered acceptable. The canopy would be reclad with aluminium finished in dark grey, it would not be altered in size or form. Permission for metal cladding on the canopy and the proposed doors was granted in 2020 (please refer to planning history section). The ground floor façade at neighbouring no. 175 finished in a dark grey render finish. The cladding would be a contemporary yet sympathetic addition that would not harm the character and appearance of the host building or conservation area and there is a planning precedent for its installation. On this basis it is thus considered acceptable in this location.
- 2.4. The proposed plant and enclosure would be located at the rear of the property within a small courtyard area. It would be screened by the host building and by a tall boundary wall to the rear of the site. It would thus have limited visibility from public and private views and would read as subordinate to the host building. By virtue of its siting and scale, it is considered to preserve the character and appearance of the host building and conservation area. The proposals have been reviewed by the Council's Conservation Team who deem them to be acceptable.
- 2.5. It is considered that the proposed entrance doors, the recladding of the canopy and plant enclosure would not cause a detrimental impact upon the character and appearance of the host property and would preserve the special character of the Bloomsbury conservation area. 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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

3. Amenity

- 3.1. Policy A1 seeks to protect the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of residents. This includes factors

such as privacy, outlook, implications to natural light, artificial light spill, odour and fumes as well as impacts caused from the construction phase of development. Policy A4 seeks to ensure that residents are not adversely impacted upon by virtue of noise or vibrations.

- 3.2. The proposed plant would be located at ground floor level at the rear of the building. The nearest residential occupiers and worst affected sensitive receiver would be the windows at neighbouring Jubilee House. A noise impact assessment report has been submitted which states that the predicted noise emission levels from the plant will be lower than the required levels outlined in Camden Planning Policy. Conditions are attached to the decision notice stating that the noise emissions must be within the required levels and that noise mitigation measures must be provided. The proposals have been reviewed by the Council's Environmental Health officer who has deemed them to be acceptable.
- 3.3. Subject to the attached conditions, the development is considered to be in accordance with planning policies A1 and A4 of the Camden Local Plan 2017.

4. Transport

- 4.1. It is proposed to install four cycle parking stands in the rear courtyard area of the building. A cycle lane is located at the front of the building and the parking would be accessed via a gated service alley adjacent to the building. The stands would be Sheffield Stands that would be adequately spaced and would be in accordance with Transport CPG. It is considered that accessible and secure cycle parking would be provided in accordance with policy T1 of the Camden Local Plan 2017.

5. Sustainability

- 5.1. The proposed plant would consist of modern models that would be energy efficient and environmentally friendly. The use of existing plant at upper floors of the building indicates that adequate cooling is not achieved through passive measures and thus the installation of active cooling is considered acceptable in this instance. The proposals are thus in general accordance with policy CC2 of the Camden Local Plan 2017.

6. Recommendation

- 6.1. Grant conditional Planning Permission

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Tuesday 27th December 2022, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Application ref: 2022/3411/P
Contact: Edward Hodgson
Tel: 020 7974 8186
Email: Edward.Hodgson@camden.gov.uk
Date: 16 December 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

Maddox and Associates Ltd
33 Broadwick Street
London
W1F 0DQ
United Kingdom

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
171 Gray's Inn Road
London
Camden
WC1X 8UE

DECISION

Proposal:

Installation of new entrance door and re-cladding of the door canopy, and the installation of plant to the rear and cycle parking

Drawing Nos: Site Location Plan WP132 00 200, WP132 00 00, WP132 01 00, WP132 02 00, WP132 03 00, WP132 RF 01, WP132 00 204, WP132 00 201, WP132 00 205, WP132 00 01, WP132 01 01, WP132 02 01, WP132 03 01, WP132 RF 01, WP132 00 202 rev B, WP132 00 203, WP132 00 206 rev B, Cover Letter (prepared by Maddox Planning dated 9/8/2022)

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

Site Location Plan WP132 00 200, WP132 00 00, WP132 01 00, WP132 02 00, WP132 03 00, WP132 RF 01, WP132 00 204, WP132 00 201, WP132 00 205, WP132 00 01, WP132 01 01, WP132 02 01, WP132 03 01, WP132 RF 01, WP132 00 202 rev B, WP132 00 203, WP132 00 206 rev B, Cover Letter (prepared by Maddox Planning dated 9/8/2022)

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 The external noise level emitted from plant, machinery or equipment at the development with any specified noise mitigation hereby approved shall be lower than the typical 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 and thereafter be permanently retained.

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.

- 5 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 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.
- 3 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.

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:

<https://www.gov.uk/appeal-planning-decision>

Yours faithfully

Chief Planning Officer