

Application ref: 2022/4640/P
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Date: 3 February 2023

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

Pascall+Watson
The Warehouses
10 Blackfriars Lane
London
EC4V 6EV

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

308-312 Gray's Inn Road
London
WC1X 8DP

Proposal:

Replacement of all windows on upper floors of office building.

Drawing Nos: 6819-PAW-AA-XX-DR-A-000 Rev B; 6819-PAW-AA-XX-DR-A-001 Rev B; 6819-PAW-AA-XX-DR-A-100 Rev B; 6819-PAW-AA-XX-DR-A-101 Rev B; 6819-PAW-AA-XX-DR-A-102 Rev B; 6819-PAW-AA-XX-DR-A-103 Rev B; 6819-PAW-AA-XX-DR-A-104 Rev B; 6819-PAW-AA-XX-DR-A-105 Rev B; 6819-PAW-AA-XX-DR-A-106 Rev B; 6819-PAW-AA-XX-DR-A-107 Rev B; 6819-PAW-AA-ZZ-SE-A-108 Rev B; 6819-PAW-AA-ZZ-SE-A-109 Rev C; 6819-PAW-AA-ZZ-SE-A-110 Rev C; 6819-PAW-AA-XX-DR-A-111 Rev C; 6819-PAW-AA-XX-DR-A-112 Rev C; 6819-PAW-AA-XX-DR-A-113 Rev B; 6819-PAW-AA-XX-DR-A-114 Rev C; 6819-PAW-AA-XX-DE-A-115 Rev B; 6819-PAW-AA-XX-DE-A-116 Rev B; 6819-PAW-AA-XX-DE-A-117 Rev C; 6819-PAW-AA-XX-DE-A-118 Rev B; 6819-PAW-AA-XX-DE-A-119 Rev B; 6819-PAW-AA-XX-DE-A-120 Rev C; Energy Assessment by Eight Versa dated 24/10/2022; Project Traffic Management & Logistics Plan.

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:
6819-PAW-AA-XX-DR-A-000 Rev B; 6819-PAW-AA-XX-DR-A-001 Rev B;
6819-PAW-AA-XX-DR-A-100 Rev B; 6819-PAW-AA-XX-DR-A-101 Rev B;
6819-PAW-AA-XX-DR-A-102 Rev B; 6819-PAW-AA-XX-DR-A-103 Rev B;
6819-PAW-AA-XX-DR-A-104 Rev B; 6819-PAW-AA-XX-DR-A-105 Rev B;
6819-PAW-AA-XX-DR-A-106 Rev B; 6819-PAW-AA-XX-DR-A-107 Rev B;
6819-PAW-AA-ZZ-SE-A-108 Rev B; 6819-PAW-AA-ZZ-SE-A-109 Rev C;
6819-PAW-AA-ZZ-SE-A-110 Rev C; 6819-PAW-AA-XX-DR-A-111 Rev C;
6819-PAW-AA-XX-DR-A-112 Rev C; 6819-PAW-AA-XX-DR-A-113 Rev B;
6819-PAW-AA-XX-DR-A-114 Rev C; 6819-PAW-AA-XX-DE-A-115 Rev B;
6819-PAW-AA-XX-DE-A-116 Rev B; 6819-PAW-AA-XX-DE-A-117 Rev C;
6819-PAW-AA-XX-DE-A-118 Rev B; 6819-PAW-AA-XX-DE-A-119 Rev B
6819-PAW-AA-XX-DE-A-120 Rev C; Energy Assessment by Eight Versa dated 24/10/2022; Project Traffic Management & Logistics Plan.

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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The existing building has been designed with a particular rhythm of openings separated by stone pillars and mosaic panels underneath. This detail is replicated at the adjacent building, Acorn House, and together they form a coherent streetscape between Swinton Street and Acton Street. Acorn House has permission for demolition and redevelopment subject to application 2020/3880/P (dated 01/11/2021), and the new design has altered the height of the building, as well as the position and design of the windows.

The building's window openings have soft wood frames, painted white, with a top trickle vent, currently in poor condition and not fit for purpose. To comply with Building Regulations and improve the energy efficiency of the building, new fixed light, double glazed aluminium framed windows are proposed. The proposed window frames would remove the trickle vents and be slightly thicker than existing; however, these would still maintain an adequate proportion of glazing and respond well to the overall character of the host building. The new

window frames would match the white colour of existing ones. Overall, the proposed windows would preserve the character and appearance of the host building and wider 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 Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

Due to the nature of the proposals and the fact that no new openings would be created, there would be no harm to the amenity of neighbouring residents through increased overlooking.

The windows would be fixed lights which responds to the current energy strategy of the building. A reduction of 8.6% carbon emissions would be achieved through the proposed replacement windows.

No objections were received prior making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, D1, D2, CC1 and CC2 of the Camden Local Plan 2017. The development would also accord with the National Planning Policy Framework 2021 and the London Plan 2021.

- 2 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).
- 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) 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

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer