

Application ref: 2021/4444/P
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Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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WC1H 9JE

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planning@camden.gov.uk
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DISTRICT Architects
Unit 4
Blackwater Court
17-19 Blackwater Street
East Dulwich
SE22 8SD
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

**115 King's Cross Road
London
WC1X 9NH**

Proposal:

Erection of a mansard style roof extension to facilitate the formation of a 2nd and 3rd floor 2 bedroom 4 person flat. Erection of a first floor rear extension and formation of first and second floor rear terraces (1st floor to be used as a 1 bed 2 person flat). Replacement timber sash windows on front and rear elevations.

Drawing Nos: 074.(3): 0.001_A, 0.002_A, 0.100_A, 0.101_A, 0.200_A, 0.201_A, 0.300_A, 1.100_F, 1.101_E, 1.200_G, 1.201_D, 1.300_D, 074_21.09.09 Design & Access Statement

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 drawings and document:

074.(3): 0.001_A, 0.002_A, 0.100_A, 0.101_A, 0.200_A, 0.201_A, 0.300_A, 1.100_F, 1.101_E, 1.200_G, 1.201_D, 1.300_D, 074_21.09.09 Design & Access Statement

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) Details (at a scale of no less than 1:20) of the replacement windows (including jambs, head and cill) on the front and rear elevations

b) Details (at a scale of no less than 1:20) of the front and rear dormers

c) Details (at a scale of no less than 1:50) of the new shopfront

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.

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.

- 4 Reasons for granting permission:

The site lies in the Bloomsbury Conservation Area and it is noted as being a 'positive contributor' in the Bloomsbury Conservation Area Appraisal and Management Strategy.

It is one of a terrace of 6 properties (with basements) which are noted as being positive contributors (nos. 115 - 125).

Nos. 119 - 125 are four storey with V-shaped slate tiled mansard roofs at third floor level behind parapet walls. The application property, and no. 117 are three storeys in height with V-shaped roofs at second floor level behind parapet walls.

Nos. 115 & 117 do not have the same architectural form as nos. 119 - 125 and it is not considered that the V-shaped mansard roofs at these properties should necessarily be replicated at the application site. The proposed mansard roof, which is of a traditional style with a 70 degree sloped front elevation, matching sash windows, flat roof and 70 degree sloped rear elevation, complies with the guidance in the Council's Home Improvements CPG and it is appropriate to the building and the Conservation Area. It would preserve the character and appearance of this part of King's Cross Road, and the Conservation Area.

The proposed first floor rear extension, which would abut the four storey solid rear wall of the adjoining building to the south (1 Acton Street) would not be visible from any street. The rear elevations of the building and the neighbouring buildings are not significant in the Conservation Area and the proposed first floor rear extension would not harm the appearance of the Conservation Area, any streetscene or the visual amenity of any neighbouring occupiers.

Following consultation with the Bloomsbury Conservation Area Advisory

Committee, metal railings have been provided to the terraces at the rear, in keeping with the character and appearance of the street and the Conservation Area.

A condition is attached to secure details of the new shopfront, dormers and windows (as recommended by the Conservation Area Advisory Committee) and an informative is included in respect of cleaning the brickwork on the front elevation. Accordingly it is considered that the proposal would preserve and enhance the character and appearance of the street and the Conservation Area. The rooflights on the new roof would not be visible in the public domain and would have no impact on the character or appearance of the Conservation Area.

The proposal is considered to preserve the character and appearance of the 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 Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The proposed first floor 1 bed 2 person flat and second floor 2 bed 4 person flat would meet the minimum size requirements in the National Housing Standards (i.e. 39 sq m and 79 sq m), the double bedrooms would meet the standards (i.e. 11.5 sq m) and by way of their layout, configuration and design, the flats would provide satisfactory living conditions. Each flat would have a sufficient amount of private amenity space in the form of an enclosed private external terrace.

- 5 No new on-site car parking is proposed, in accordance with NPPF, London Plan and LB Camden policies for reducing car use. Furthermore, a bicycle store for two bicycles for the new flat are proposed within the site in accordance with London Plan and LB Camden policies for promoting the use of sustainable methods of transport.

In order to remain 'car-free' it will be necessary for the applicant to enter into a legal agreement to prevent future occupiers of the new additional flat from obtaining car parking permits.

The mansard roof extension would not result in any significant loss of light, privacy or outlook at any neighbouring properties. There are no windows alongside the site of the roof extension at any neighbouring properties and the proposal would not extend beyond the rear elevation of the building such that it would overshadow, obscure or be overbearing upon any neighbouring rooms or terraces.

The proposed first floor rear extension and the first and second floor rear terraces would similarly not result in any significant loss of amenity for any neighbouring occupiers. The first floor rear extension would be sited over 3.5m from the nearest habitable room windows at the attached building (117 King's Cross Road) and these windows would retain good levels of light and outlook to the rear.

The new terraces which are proposed at the rear at first and second floor levels

would not result in any significant loss of privacy because the ground floor areas of the sites to the north are in commercial use. There are balconies on the upper floors at the rear of the neighbouring building on Acton Street but these already appear to overlook each other, and are overlooked to a certain extent by existing windows in existing buildings, such that the new terraces would not result in any significant direct overlooking.

No objections have been received in relation to the proposals. The planning history of the site and adjoining sites have been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, H3, H7, T2, 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 2019

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>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

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