

Application ref: 2021/0562/P
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Date: 15 February 2024

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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London
WC1H 9JE

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Threefold Architects
57 Bayham Place
London
NW1 0ET

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted Subject to a Section 106 Legal Agreement

Address:

**48 A Wicklow Street
London
WC1X 9LJ**

Proposal:

Erection of a two-storey roof extension with front terrace and balustrade, alterations to fenestrations at front, side and rear elevations and associated works.

Drawing Nos: Site Location Plan; 020; 031; 030; 034; 032; 033; 010; 101; 100; 200; 103; 102; 301; 300; 201; 303; 302; 304; Daylight and Sunlight report dated 25th June 2021

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; 020; 031; 030; 034; 032; 033;

010; 101; 100; 200; 103; 102; 301; 300; 201; 303; 302; 304; Daylight and Sunlight report dated 25th June 2021

Reason:

For the avoidance of doubt and in the interest of proper planning.

- 3 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 including sections at 1:20 of the wrought iron cladding and screens;
 - b) Details of the new structure's attachment to the listed building;
 - c) Manufacturer's specification details of all new facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

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 Reasons for granting permission -

The existing property is a single storey studio currently in residential use. This building is located within the King's Cross St Pancras Conservation Area. The site is attached to grade-II-listed Derby lodge, a philanthropic dwelling of 1865. Derby Lodge was listed in 1994, while historic maps show the application site to be in existence by 1874, and the side-alley access to Derby Lodge encloses the application site.

After the three-storey pub on the corner site, this part of the conservation area historically consists of one- and two-storey former industrial buildings, with a short block of three-storey houses to the south leading to various vacant lots and the railway cutting. To the north, the six-storey Derby Lodge towers above its surroundings.

It is clear that the prevailing scale is low with properties around two/ two and a half storeys. This humble urban grain, now unusual in a Zone One location, tells us about the nature of Kings Cross in the past and is important. Derby Lodge is an anomaly, albeit a glorious one, and the correct datum is the far smaller, older structures surrounding it.

The proposal seeks an extension to the original building in the form of one additional storey and a set back roof extension. Although the new structure will adjoin the grade-II-listed block, it is sufficiently low as to allow continued

appreciation of the listed buildings form and as such is not considered harmful. By restricting its height to the prevailing scale, it is not considered to harm the Kings Cross St Pancras Conservation Area.

The existing single-storey structure, while matching the design of the neighbouring listed philanthropic housing block, does not appear to be an original component of it, and does not appear to be listed itself.

The design of the new building will refer to the cast iron balcony details of the listed building with wrought iron screens of similar pattern, which adds visual interest that will contribute to the character and appearance of the conservation area. To ensure the best quality design is achieved a condition would be added to request details of the proposed wrought iron cladding and screens to be submitted prior to relevant part of work begun. Details of the extensions attachment to the listed building are also recommended to be sought by condition.

In relation to impact on neighbouring amenity, a supporting Daylight and Sunlight report has been submitted and concludes that that the key windows and rooms tested at the existing surrounding residential properties would continue to receive sufficient levels of daylight that would meet the recommendations set out in the BRE Guide following development.

- 2 Due to the location of building up against the flank elevation of Derby lodge, it is not considered that the proposed extension would result in a loss of outlook to the neighbouring properties. The proposed development includes new windows to the upper floors and a new terrace to the front elevation. The windows to the side elevation would serve the stair case and the second floor bedroom. However, the detailed design of the proposal secures a wrought iron screen over these windows which would be secured by condition. The proposed building fronts a flank elevation of the neighbouring property, but the neighbouring building also has an enclosed roof terrace. Due to the detailed design and the windows being obscured as well as the neighbouring roof terrace being set within a parapet, it is not considered that there would be a loss of privacy in this instance. To the front elevation there is a roof terrace at second floor level. To the east elevation the proposed balustrade aligns with the top of the building therefore there is no concern raised to the privacy impacts on the neighbouring property. The harm to the properties to the other side of the street is considered to be minimal in this instance due to the existing relationship with windows on the elevation of Derby Lodge.

The proposed extensions would involve many lorry movements down narrow Wicklow Street and as such, the construction vehicles may cause a hazard. A Construction Management Plan is therefore sought to be secured via a legal agreement, to manage and mitigate the greater construction impacts of the scheme.

Public consultation was undertaken for this application. Two objections from neighbours were received. These are addressed in detail in the associated Consultation Summary. The planning history of the site has been taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the listed

building and its features of special architectural or historic interest, under s.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposal is in general accordance with policies CC1, CC2, CC3, D1, D2, A2 and A3 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

- 3 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).
- 4 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.
- 5 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.

- 6 You are advised that Section 44 of the Deregulation Act 2015 [which amended the Greater London Council (General Powers) Act 1973]] only permits short term letting of residential premises in London for up to 90 days per calendar year. The person who provides the accommodation must be liable for council tax in respect of the premises, ensuring that the relaxation applies to residential, and not commercial, premises.
- 7 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

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-householder-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