

Application ref: 2024/3394/P
Contact: Daren Zuk
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Date: 23 September 2024

Development Management
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DISTRICT Architects
Studio 4
Blackwater Court
17-19 Blackwater Street
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SE22 8SD

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

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

Proposal:

Details to discharge Condition 4 (Detailed Drawings) of planning permission 2021/4444/P dated 10/01/2024 for the '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: 500, 501, 502, 503, 504, Planning Statement

The Council has considered your application and decided to grant permission.

Informative(s):

1 Reasons for granting approval of details:

Condition 4 of planning permission 2021/4444/P (dated 10/01/2024) requires details of all replacement windows and external doors, dormers to the front and rear elevations, and of the new shopfront to be submitted prior to commencement of the relevant works. The applicant has provided detailed drawings of the replacement windows, doors, dormers, and new shopfront.

The replacement windows and doors, front and rear dormers, and new shopfront feature suitable materials, design, and detailing for use on the historic building and within the wider Conservation Area, and would therefore ensure high quality design and materiality is secured. As such it is recommended that Condition 4 is discharged.

The full impact of the proposed development has already been assessed. The proposed details would not have a harmful impact on the appearance of the host building or this part of the Conservation Area.

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

As such, the submitted details are in general accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 2 You are advised that all conditions relating to planning permission 2021/4444/P dated 10/01/2024 which need details to be submitted, have been approved.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

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