

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>05/09/2013</b>	
		N/A		<b>Consultation Expiry Date:</b>		<b>15/08/2013</b>	
<b>Officer</b>				<b>Application Number(s)</b>			
Rachel Miller				2013/3913/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
The Lodge Pancras Road London NW1 1UL				Please refer to decision notice			
<b>PO 3/4</b>		<b>Area Team Signature</b>		<b>C&amp;UD</b>		<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>							
Alterations comprising installation of new double doors and timber cladding to lean-to on northwest elevation and alterations to porch.							
<b>Recommendation(s):</b>		Grant with conditions					
<b>Application Type:</b>		Councils Own Permission Under Regulation 3					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>08</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
				No. electronic	<b>00</b>		
<b>Summary of consultation responses:</b>		Press notice displayed from 25/07/2013 until 15/08/2013 Site notice displayed from 17/07/2013 until 07/08/2013  No responses received					
<b>CAAC/Local groups* comments:</b> *Please Specify		Kings Cross CAAC – no response received					

## Site Description

The site is located in the western corner of St Pancras Gardens, adjacent to St Pancras Hospital. The site contains a three storey cottage with yellow stock brick and a tile hung first floor level and tall central chimney.

The building was constructed c.1890. It is unlisted but is noted as a positive contributor to the Kings Cross Conservation Area.

## Relevant History

None

## Relevant policies

### LDF Core Strategy and Development Policies

CS5 Managing the impact of growth and development

CS14 Promoting high quality places and conserving our heritage

DP24 Securing high quality design

DP25 Conserving Camden's heritage

DP26 Managing the impact of development on occupiers and neighbours

CPG1 Design

Kings Cross Conservation Area Statement 2003

London Plan 2011

National Planning Policy Framework (NPPF) 2012

## Assessment

Planning permission is sought for replacement of the façade of the existing side lean-to with timber framing and double doors that would be clad in shiplap cladding. This is shown as elevation A on the drawings which faces St Pancras Hospital on the northwest side. The proposals involve the removal of a door between the kitchen and the lean-to at the rear of the property and also the removal of the external grilles on the front door and replacement with a new door and window.

The proposed design changes would be barely visible from the public realm. They would not be visible from Pancras Road and would only be seen from a small area of St Pancras Gardens. The proposed removal of the glazed façade of the lean-to and replacement with shiplap cladding and alterations to the porch are considered to not harm the appearance of the building and would preserve and enhance the appearance of the conservation area.

The proposals would have no impact on residential amenity.

It is recommended that this application is approved subject to conditions.