

Delegated Report		Analysis sheet	Expiry Date:	25/06/2013
		N/A / attached	Consultation Expiry Date:	N/A
Officer			Application Number(s)	
Neil McDonald			2013/2474/P	
Application Address			Drawing Numbers	
Site R/O British Library Brill Place London NW1 2DB			(Prefix 3300-LXX-ZX-DTL-) 4601 -A01 and 4701 -A00; 3000-LXX-ZX-DTL-0080 -C01; 3000-LXX-ZX-TES - 5004; (prefix 3300-LXX-ZX-ELE-) 4601 -A01 and 4701 -A01.	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
<p>Partial submission of details as required by conditions 3b (part details of teaching lab glazing, metal escape stairs, service door and revolving doors) and 3c (part details of sections through façade showing teaching lab glazing) of planning permission dated 10/03/11 (ref.2010/4721/P) for development to provide a biomedical research centre including laboratory and research space, lecturing and teaching space, exhibition space and a community facility; landscaped public open spaces; a new pedestrian route between Midland Road and Ossulston Street; a service entrance off Brill Place and a relocated vehicular access from Midland Road to serve the British Library.</p>				
Recommendation(s):		Granted		
Application Type:		Approval of Details		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	00	No. of objections	00
			No. electronic	00		
Summary of consultation responses:	No adjoining occupier consultations required					
CAAC/Local groups* comments: *Please Specify	N/A					

Site Description

The Francis Crick Institute comprises a large scale medical research building currently under construction on land to the south side of Brill Place and north of the British Library following grant of approval in March 2011. The extreme north-east corner of the site adjacent the junction of Brill Place with Midland Road comes within the Kings Cross Conservation Area. There are no listed structures on or adjoining the site. Construction works commenced on site in June 2011 and are currently on-going.

Relevant History

Planning permission (ref 2010/4721/P) granted on 10 March 2011 for Development to provide a biomedical research centre including laboratory and research space, lecturing and teaching space, exhibition space and a community facility; landscaped public open spaces; a new pedestrian route between Midland Road and Ossulston Street; a service entrance off Brill Place and a relocated vehicular access from Midland Road to serve the British Library. A section 106 agreement accompanied the application including 21 heads of terms.

Details have so far been approved in full or partial discharge of the following conditions 3b (part details of entrances, signage, windows and glazing); 3c (part details of window frames, glazing panes and cladding); 4a-4c (elevations & entrances), 5 (brown roofs), 12 (details of CCTV cameras), 16 (water drainage system), 17 (archaeological works), 18 (archaeological field investigations), 19 (assessment of archaeological remains), 21 (ground remediation) and 22 (provision of bat/bird boxes).

An application in respect of remaining details for conditions 3b (entrances, signage, windows and glazing) and 3c (partial details -window frames, glazing panes and cladding) along with submissions for 3a (facing materials), 6 (landscaping), 13 (external lighting) and 15 (piling method statement) has been submitted under application reference 2012/4567/P is currently in the process of assessment.

As of the date of this application, condition 8 (details of public art) of planning permission (ref 2010/4721) granted on 10/03/2011 is still outstanding and requires details to be submitted and approved.

Relevant policies

LDF Core Strategy and Development Policies

CS14 - promoting high quality places and conserving our heritage, DP24 – securing high quality design, DP25 - conserving Camden's heritage

London Plan – July 2011

NPPF

Assessment

The submissions comprise partial details to complete those which have already been submitted for conditions 3b and 3c under application ref 2012/4567/P (along with submissions for 3a -facing materials, 6 -landscaping, 13 -external lighting and 15 -piling method statement) and 2012/6793/P. Application 2012/6793/P was approved in February 2013, whereas application 2012/4567/P is still outstanding pending resolution of certain matters relating to landscaping and highways under condition 6 (landscaping) and 13 (external lighting). However there is no reason to prevent the assessment of the current details independently.

Condition 3b requires

Details including elevations and sections of all entrances, signage, windows and glazing at scale 1:5;

Condition 3c requires

1:10 sections through facade showing window frames, glazing panes and terracotta cladding.

The current partial details comprise elevation and section drawings showing the main principle external elevations of the teaching lab glazing (including higher scale 1:10 sections), and details of the metal escape stairs, service door and revolving doors.

The glazing and other submitted details are considered to be of sufficiently high quality and in accordance with the scheme design as has already been approved.

Recommendation: Part approve details in respect of conditions 3b and 3c