

Delegated Report		Analysis sheet		Expiry Date:		16/11/2012	
		N/A / attached		Consultation Expiry Date:		N/a	
Officer				Application Number(s)			
Charles Rose				2012/4943/P			
Application Address				Drawing Numbers			
133 King's Cross Road London WC1X 9BJ				Refer to decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Detail of Facing brickwork and roof tiles pursuant to conditions 9A & 9B of planning permission 2012/1200/P dated 21/08/2012 for: Partial demolition of existing rear extension and erection of part lower ground, ground, 1st floor, 2nd floor, rear extension and a proposed new 3rd floor mansard roof extension (studio flat), all in connection with the change of use of the lower ground, ground and first floor level and self-contained flat (use class C3) on the second floor from a bar/restaurant (use class A3/A4) to 3 self-contained flats (Class C3).							
Recommendation(s):		Approve details					
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:		N/a					
CAAC/Local groups* comments: *Please Specify		n/a					

Site Description

The application site is three storey plus basement building on the western side of Kings Cross Road. It forms part of a 19th Century terrace of seven three and four storey buildings between Wicklow Street and Swinton Street. The ground floors of the terrace are in commercial use, apart from no. 137 which has been converted to residential. The site is within the Central London Area, but is not within a designated centre. It lies within the Bloomsbury Conservation Area and is identified as a building that makes a positive contribution to the conservation area.

Relevant History

21/08/2012 GRANTED - Erection of basement to second storey rear extension and new mansard roof extension to create third floor (following demolition of existing rear extension), in connection with change of use from bar/restaurant (Class A3/A4) at basement to first floor and residential unit at second floor to three (1x 1-bed & 2x 2-bed) self-contained residential units (Class C3) (maisonette at basement and ground floor level, flat at first floor level, and maisonette at second and third floor level) and associated alterations. (ref: 2012/1200/P)

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

Assessment

This application seeks to discharge details pursuant to condition 9a (brick sample) and 9b (slate sample) of planning permission 2012/1200/P dated 21/08/2012.

The brick sample panel including proposed bond and mortar as well as the slate sample have been inspected on site.

It is proposed to re-use the existing stock bricks for the new rear façade with new Smeed Dean Kent Yellow Original Brick for the more concealed flank elevations of the new extension. The facing brick would be in stretcher bond with a bucket handle joint.

The brick, including the colour of the mortar, subtly respond to the varying colour and tone of London stock brick facing materials found in the immediate vicinity. The selected brick will preserve the character and appearance of the area and will be of a suitable quality to ensure the highest standard of design and longevity.

The proposed slate for the roof would be Spanish. The slate would be of sufficiently high quality to preserve the character and appearance of the area.

On this basis I recommend the condition be discharged.

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