

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:		10/04/2012	
		N/A / attached		Consultation Expiry Date:		15/3/2012	
Officer				Application Number(s)			
Hugh Miller				2012/0829/P			
Application Address				Drawing Numbers			
193-195 Kings Cross Road London WC1X 9DB				Refer to draft decision letter.			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Erection of a rear ground floor extension to use as a self contained flat (Class C3).							
Recommendation(s):		Grant planning permission subject to s106 legal agreement					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	11	No. of responses	00	No. of objections	00
				No. Electronic	00		
Summary of consultation responses:		Application advertised in Ham & High 1/3/2012, expired 22/3/2012. Site Notice displayed 22/2/2012, expired 14/3/2012. No responses were received.					
CAAC/Local groups* comments: <small>*Please Specify</small>		<u>King's Cross CAAC:</u> Objection. This extension would cover the entire open space of 193 Kings Cross Rd. and most of 195. By dramatically reducing amenity of existing buildings it also provides poor quality additional accommodation. Officer Comment. Refer to section 4.					

Site Description

The application site nos. 193-195 is located on the southern side of King's Cross Road and comprises two adjoining commercial premises used for a small printing workshop at the lower and upper ground, ancillary /administrative office at first floor and residential use/ self-contained flat at second floor.

The boundary wall of the site abuts St Chad's Place that comprises commercial premises, including office and retail uses. The buildings are not listed; the site is within Kings Cross Conservation Area.

Relevant History

- 2010/2494/P Change of use at first floor level from office (Class B1a) to self-contained flat (Class C3). Approved subject to a S106 on 13/09/2010
- 2010/2662/P Renewal of planning permission (ref. 2005/1311/P) granted on 14th June 2005 for a single storey rear extension to workshop/office (Use class B1). Approved 12/07/2010
- 2005/1311/P Erection of single storey rear extension to workshop/offices. Approved 14/06/2005
- P9600696 Erection of single –storey rear extension to print shop. Approved 05/07/1996 (no 193 only)

Relevant policies

LDF Core Strategy

CS1 – Distribution of growth

CS5 – Managing the impact of growth and development

CS6 – Providing quality homes

CS11 – Promoting sustainable and efficient travel

CS14 – Promoting high quality places and conserving heritage / conservation areas

CS19 – Delivering and monitoring the Core Strategy

LDF Development Policies

DP2 – Making full use of Camden's capacity for housing

DP5 (Housing size mix)

DP6 – Lifetime homes and wheelchair homes

DP13 (Employment sites)

DP17 – Walking, cycling and public transport

DP18 – Parking standards and limiting the availability of car parking

DP19 – Managing the impact of parking

DP24 – Securing high quality design

DP25 – Conserving Camden's heritage / conservation areas

DP26 - Managing the impact of development on occupiers and neighbours

CPG 2011

NPPF 2012

Assessment

1.0 Preamble

1.1 'Dodds The Printers' have been established in the premises 193-195 Kings Cross Road for many years. The basement /lower ground floor and ground floor is the workshop area, while the first is ancillary administration/office area with residential use at second floor. The adjoining premises have commercial uses (dry cleaners, café and language shop) at ground floor level along the rest of the terrace.

1.2 In June 2005, planning permission was granted for the erection of a single storey full-width rear extension to workshop/office, with conditions for matching materials and restricting the railings proposed on the wall adjacent to the alley linking St Chad's Place and Kings Cross Road. In July 2010, planning permission was granted for "Renewal of planning permission (ref. 2005/1311/P) granted on 14th June 2005 for a single storey rear extension to workshop/office (Use class B1)".

1.3 The extant approved planning permission expires on 13 July 2013; the development has not yet commenced on site at the time of the site visit. The agent states the applicant has obtained alternative premises elsewhere for the printing workshop and it is now their intention to extend the rear ground floor as a residential unit. The existing print business remains within the ground and basement floors of the building.

2.0 Proposal

- Erection of a rear ground floor extension to use as a self contained flat (Class C3).

2.1 The main issues are: **a]** the change of use & loss of employment floorspace; **b]** provision of new residential accommodation/ the standard of residential accommodation, **c]** design and appearance, **d]** residential amenity and **e]** transport.

3.0 Land use policy

The change of use & loss of employment floorspace

3.1 LDF policy CS8 seeks to support Camden's industries by *inter alia*: **b]** safeguarding existing employment sites and premises in the borough that meet the needs of modern industry and other employers. The supporting text indicates that the projected demand for office B1 floorspace can be met at the King's Cross & Euston growth areas and therefore there is potential for change of use of older office premises to provide housing and community uses as discussed in policy DP13.

3.2 Policy DP13 states the Council will retain land and buildings that are suitable for continued business use and resist a change to non-business unless: **a)** it can be demonstrated to the Council's satisfaction that a site is no longer suitable for its existing business use; **b)** there is evidence that the possibility of reusing or redeveloping the site for similar or alternative business use has been fully explored over a period of time. It further states that when it can be demonstrated that a site is no longer suitable for any business except B1a offices, the Council may allow a change to permanent residential or community uses except in Hatton Garden. Further guidance is contained in CPG5 which states that a change of use may be allowed in the case of older office premises since it is expected that new accommodation that will be coming on stream during the plan period will meet projected demand. In this case, the premises is outside the Hatton Garden area; the B1 workshop/ office would continue within the main building.

3.3 Based on the above, it is considered that the principle of the additional residential floorspace in place of additional commercial floorspace (with the already approved extension) meets the criteria as per LDF policies CS8 and DP13 and is therefore acceptable.

Provision of new residential accommodation & Residential space standards

3.4 Policy DP6 states that all new homes should comply with Lifetime Homes criteria as far as possible. The applicant has submitted a Lifetime Homes assessment which addresses some of the 16 points of the criteria. The constraints of the site are such that not all of the criteria can be met, but the measures proposed are considered to go as far as reasonable expected in this location.

3.5 Development Policy DP26 (h) states that the Council will require developments to provide an acceptable standard of accommodation in terms of internal arrangements, dwelling and room sizes and amenity space. The net floor area (NFA) of the proposed single-storey floor flat is 34.65sqm. It comprises 2 habitable rooms, a double bedroom and kitchen and separate living room. Although a double bedroom rather than a single is shown, the overall size of the proposed unit is primarily for a single person and on balance therefore it complies with CPG standards for a 1person unit. The habitable rooms would have adequate day/sunlight and ventilation.

3.6 The proposal is considered to provide a satisfactory level of residential floorspace for future occupiers of the flat.

4.0 Design and appearance

4.1 On the south (rear) common boundary is located a 2-storey office building and on the west side is St Chad's Place which is part narrow footpath from the rear of the building through to Kings Cross Road due north. Until their removal, the rear yard had out-buildings that were used in association with the printing business the outline of which can be seen on the inner boundary wall.

4.2 The proposed single-storey extension would occupy most of the rear yard except for a small courtyard. This is smaller than the approved extension which covers the entire rear yard. The small courtyard is located at the rear corner of the site adj to the narrow accessway. The extension comprises matching brickwork, timber framed glazed PVCu windows and doors with asphalt flat roof and dome rooflight. The proposed extension would be taller than the boundary wall to St. Chad's Place by approx. 800mm; which would be viewed as an extension of the boundary wall where they abut. Except for the height increase, at St. Chad's Place, the proposed extension would not be visible in either long or short views from the public realm due partially to the narrow footpath of St. Chad's Place and small rear yards

4.3 Railings 1.0m in height would be installed along the south western roof boundary to replace existing wire balustrade on top of the St. Chad's Place footpath. Although visible it is not considered

harmful to the appearance of the building and is acceptable.

4.4 While full width extensions are generally resisted it is considered that the principle has already been established with the approved extension, moreover in this location the extensions' plan form and setting would not harm the appearance of the building or the character and appearance of the wider King's Cross Conservation Area.

5.0 Neighbour amenity

5.1 The rear yard has not been used as garden amenity space in connection with residential use but for business purposes; as discussed above.

5.2 The extension being of lower height would not have any amenity impact on the 2-storey office building at rear of the host building which has obscure glazed windows at the first and second floor levels; nor the commercial units that lies due east. The proposed extension has no windows on the boundary and therefore no overlooking or loss of privacy would occur. Similarly, being 1-storey it would not cause harm such as loss of sun/daylight, impact on outlook to occupiers of the commercial units that lie due east.

5.3 The proposed rooflight would not cause harm through light pollution due to its small size also the distance from the rear windows of the residential units on the main host building. Presently, residential and business use co-exists within the main host building and it is considered that the proposed new residential flat would not have any impact on neighbour amenity. The proposal is compliant with LDF DP26 and is acceptable.

6.0 Transport

6.1 A 1x bedroom self-contained flat would normally require the provision of 1 x cycle parking space. The applicant has not indicate this provision and to be compliant with policy it is considered that a cycle storage space be provided within the rear yard. A condition is attached to this effect.

6.2 The LDF policy DP18 states that car-free should not only be sought for housing but also for developments in general and in particular areas of high public transport accessibility. The proposal would be located within on-street parking control with good public transport accessibility. The application site has a Public Transport Accessibility Level of (PTAL) of 6b (excellent) and is within a Controlled Parking Zone. The site is within the 'Clear Zone Region'. Therefore the proposed dwelling is recommended to be car-free. The applicant has accepted the principle of the car-free housing and payment of the Council's legal fees.

7.0 Other Matters

Community Infrastructure Levy (CIL)

7.1 The proposal will be liable for the Mayor of London's CIL as the additional floorspace exceeds 100sqm or one unit of residential accommodation. Based on the Mayor's CIL charging schedule and the information given on the plans, the charge is likely to be £282.50 (35.65sqm x £50). This will be collected by Camden after the scheme is implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index. An informative will be attached advising the applicant of this charge.

8.0 Conclusion

Given that the Council accepted the principle of employment floorspace within the rear yard it is considered that the change of use from B1 office use to C3 residential use would be acceptable due to the small loss of floorspace and constrained nature of the site precluding flexible B1c/B8 use. The provision of additional residential floorspace is a priority of the Plan and on balance, the new flat provides a reasonably adequate standard of amenity; therefore, the proposal is welcomed.

Recommendation: Grant Planning permission subject to a S106 Legal Agreement for car-free housing.

DISCLAIMER

Decision route to be decided by nominated members on Tuesday 10th April 2012. For further information see

<http://www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/planning-applications/development-control-members-briefing/>