

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:		09/02/2012	
		N/A / attached		Consultation Expiry Date:		12/01/2012	
Officer				Application Number(s)			
Hugh Miller				2011/5860/P 2011/5855/L			
Application Address				Drawing Numbers			
65 Kingsway London WC2B 6TD				Refer to draft decision notice.			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
<p>A: 2011/5860/P – Installation of louvre grille to the fanlight of front entrance doors at ground floor level Wild Court, retail unit (Class A1).</p> <p>B: 2011/5855/L – Works in association with the installation of louvre grille to the fanlight of front entrance doors at ground floor level Wild Court, retail unit (Class A1).</p>							
Recommendation(s):		Grant planning permission reference 2011/5860/P Grant Listed building consent reference 2011/5855/L					
Application Type:		Full Planning Permission					
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:		Advertised in Ham & High 5/1/2012, expires 26/1/2012. Site Notice displayed 23/12/2011, expires 13/1/2012.					
CAAC/Local groups* comments: <small>*Please Specify</small>		<u>Kingsway CAAC:</u> Objection Inappropriate to architecture of building. Officer comments: The proposed works would have a minimal impact on the special interest and character of the listed building or character and appearance of the CA. <u>Covent Garden Community Association:</u> No Objection					

Site Description

A 7-storey building located on the west side of Kingsway and the building spans the entire block between Wild Court and Keeley Street. The building has mixed uses of office on the upper floors and retail at ground floor level. The building is Grade II Listed. The building is located within the Kingsway Conservation Area.

Relevant History

August 2010 - PP refused - Installation of 3 x air conditioning condenser units to roof of office building (Class B1); ref. 2010/0795/P [No associated acoustic report]

August 2010 - LBC – granted - Installation of 3 x air conditioning condenser units to existing roof, including additional service runs within the 6th and 7th floor levels; ref 2010/0797/L.

December 2010 – PP granted - Retention of 3 x air-conditioning condenser units, and associated pipe work, to roof of office building (Class B1); ref. 2010/4844/P

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)

Development Policies

DP24 (Securing high quality design)

DP25 (Conserving Camden's Heritage)

DP26 (Managing the impact of development on occupiers and neighbours)

Camden Planning guidance SPD 2011.

Assessment

1.0 Proposal

- A: 2011/5860/P – Installation of louvre grille to the fanlight of Wild Court front entrance doors at ground floor level Wild Court, retail unit (Class A1).
- B: 2011/5855/L – Works in association with installation of louvre grille to the fanlight of front entrance doors at ground floor level Wild Court, retail unit (Class A1).

2.0 Design and appearance

External works /door alteration

2.1 The application building comprises office use on the upper floors with retail use at ground floor on western side on Wild Court. The building has recently been renovated.

2.2 It is proposed to install a louvre grille as replacement of the glazed panel of the fanlight to the entrance doors to the retail unit. The proposed louvre grille would have a bronze finish be fitted within the existing fanlight opening and would match the existing window and door frames of the host building; therefore harmonising with and not detract from the appearance of the building. Moreover, the proposed louvre grille would fit within the fanlight aperture without any further adjustment. Other than the installation of the louvre grille, no other alteration would be made to the fanlight or the entrance doors. The proposed louvre grille would not harm the appearance of the building, its' historic interest or harm the wider conservation area.

Internal

2.3 The submitted drawings shows an existing air conditioning ducting enclosure at the ceiling level within the shop unit and it terminates behind the fanlight above the entrance doors. The submitted drawing shows the outline of a condenser unit that would be installed to align with the proposed louvre grille. The current application does not include or seek listed building consent for internal alterations. However, given the above information, it is considered that no further formal permission would be required to install the air condenser unit as the pipework connections are located within the existing suspended ceiling. Notwithstanding, an informative is attach to remind the applicant to seek listed building consent for internal alterations that may generate from the installation works not envisaged.

2.4 The proposed external works is therefore considered satisfactory as no harm would be caused to the buildings historic fabric. The proposal is compliant to LDF policies.

3.0 Amenity for occupiers and neighbours

3.1 The proposed louvre grille with matching colour to existing door/ window frames would not harm visual amenity and is acceptable.

Recommendation: Grant planning permission and listed building consent.

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