

Delegated Report		Analysis sheet		Expiry Date:		27/09/2010	
		N/A / attached		Consultation Expiry Date:		N/a	
Officer				Application Number(s)			
Charles Rose				2010/4239/P			
Application Address				Drawing Numbers			
2 Wicklow Street London WC1X 9JL				Refer to decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Submission of details pursuant to condition 3 (brickwork panel sample) of planning permission [2006/2193/P] dated 20/08/06 for the demolition of the existing single storey garage/yard and replacement with a two storey plus partial basement, two bedroom dwellinghouse, roof terrace, green roof and integral garage for one car.							
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 No. electronic	00 00	No. of objections	00
Summary of consultation responses:		N/a					
CAAC/Local groups* comments: <small>*Please Specify</small>		N/a					
Site Description							
<p>The application site relates to a derelict single storey garage and a small yard located at the rear of 143 and 145 Kings Cross Road, on the north side of Wicklow Street. To the west between a passageway the site adjoins No 48a Wicklow Street which is a single storey building in residential use, and beyond that lies Derby Lodge which is a six-storey grade II listed apartment building erected in 1865. Opposite the site, the southern side of Wicklow Street is characterised by a C19th terrace of 4, three storey, double fronted dwellings, plus basements.</p> <p>The existing garage structure on the site is not listed, however the site is within Sub-Area 4: Gray's Inn Road of the King's Cross Conservation Area.</p>							
Relevant History							
30/08/2006 GRANTED - Demolition of the existing single storey garage/yard and replacement with a two storey plus partial basement, two bedroom dwellinghouse, roof terrace, green roof and integral garage for one car. (ref: 2006/2193/P)							
10/11/2009 GRANTED - Amendment to planning permission 2006/2193/P dated 30.08.06 to create full basement under single family dwelling house (Class C3). (ref: 2009/3107/P)							

Relevant policies

Replacement Unitary Development Plan 2006

B1

LDF Core Strategy and Development Policies

The following policies in the draft LDF Core Strategy and Development Policies documents have been taken into consideration

DP25

As the draft LDF Core Strategy and Development Policies documents have now been published, they are material planning considerations. However, as a matter of law, limited weight should be attached to them at this stage.

Assessment

Planning permission is sought to discharge condition 3 (sample panel of facing brickwork) pursuant to planning permission [2006/2193/P] dated 20/08/06 for the demolition of the existing single storey garage/yard and replacement with a two storey plus partial basement, two bedroom dwellinghouse, roof terrace, green roof and integral garage for one car.

They builders have already built the parameters walls in reclaimed stock brick as specified. The quality of the work and choice of the reclaimed stock bricks is of good quality. It has been agreed with the builders that the brick works will be finished in flush pointing. This is considered to ensure the reflect the quality of the new development expected when the application was approved and thus would prevere the character and appearance of the Conservation Area.

Recommendation: Approve condition 3.

Not all other facing materials have been submitted which are required under condition 4. The applicant has been made aware of this and is in consultation with the Council (subject of an informative on this consent).

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