

Delegated Report		Analysis sheet		Expiry Date:		03/09/2010	
		N/A / attached		Consultation Expiry Date:		12/08/2010	
Officer				Application Number(s)			
Elizabeth Beaumont				2010/3248/P			
Application Address				Drawing Numbers			
125 Kings Cross Road London WC1X 9NH				Please refer to decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Lower ground and rear extension within existing lightwell, alterations to fenestration at lower ground floor level, new stairwell in front lightwell and alterations to railings.							
Recommendation(s):		Grant planning permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:	No. notified	13	No. of responses	00	No. of objections	00	
			No. electronic	00			
Summary of consultation responses:		None received.					
CAAC/Local groups comments:		Bloomsbury CAAC – no comments received					
Site Description							
The site is located on the west side of King's Cross Road on the corner with Swinton Street. The site comprises a three storey building with retail on the ground floor and residential on the lower ground and upper floors. The building is not listed but is located within the Bloomsbury Conservation Area.							
Relevant History							
25/02/2003 – p.p. refused (PSX0205345) for the conversion of upper floor maisonette to provide 2-selfcontained studio flats together with the erection of a mansard roof extension to provide an additional self- contained studio flat.							
07/12/2009 – p.p. granted (2009/4500/p) for the insertion of new window in front elevation at lower ground floor level of existing residential unit (Class C3)							
Relevant policies							
Replacement Unitary Development Plan 2006 SD6 (Amenity for occupiers and neighbours), B1 (General design principles), B3 (Alterations and extensions), B7 (Conservation Areas) Camden Planning Guidance 2006 Bloomsbury Conservation Area Statement							
LDF Core Strategy and Development Policies CS1 (Distribution of growth), CS5 (Managing the impact of growth and development), CS14 (Promoting high quality places and conserving our heritage), DP24 (securing high quality design), DP25 (Conserving Camden's heritage), DP26 (Managing the impact of development on occupiers and neighbours).							

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

Proposal - Permission is sought for the following;

- Extension to incorporate internal lightwell to the rear of the property at lower ground and ground floor level to create a new stairwell to access the basement flat.
- Conversion of a door on the side elevation in the front lightwell to a window and insertion of a new door to existing flat at lower ground floor level.
- Replacement of existing casement timber framed windows with double glazed sash style windows.
- New external fire escape staircase in the front lightwell following the removal of existing.
- Relocation of access gate in the front railings surrounding the lightwell.

Planning permission (2009/4500/P) was approved in 2009 for the replacement of the existing door with a new door and window in the Swinton Street elevation. The permission has not been implemented but remains extant. Renovation works have begun on site.

Design – There is an existing lightwell along the side elevation of the building along Swinton Street which is surrounded by black metal railings. There are two large windows and a door allowing light into the flat on the lower ground floor level and a metal fire escape. To the rear of the building there is an internal lightwell which is landlocked and not visible from the wider conservation area.

The proposed extension within the courtyard/lightwell space at the lower two levels is considered to be subordinate to the host building in terms of scale and bulk. Given the space is entirely landlocked it is considered that the proposal would not harm the character of the host building or wider area.

The proposed new stairwell in the front lightwell would follow the removal of an existing metal stairwell. It is therefore considered that the new addition and the relocated entrance gate are minor alterations that would not harm the character or appearance of the host building or the wider conservation area.

It is considered that given the minor nature of the proposed alterations to the fenestration and the limited visibility of the lower-ground floor elevation these alterations would not harm the character or appearance of the host building. The use of timber framed sash windows is considered a welcomed addition.

It is considered that the proposed extensions and alterations would not have a detrimental impact on the character of the host building or the character and appearance of the wider conservation area.

Amenity – There are two lower ground floor doors, serving the kitchen and the living room of the flat and a ground floor window serving a stairwell facing into the rear lightwell. These doors serving the flat provide limited light and ventilation because of the small size of the lightwell and the presence of the adjacent buildings surrounding the lightwell. Furthermore it was proposed as part of the previous permission to insert a staircase into this internal lightwell. The existing window at ground floor level serves a hallway, a non-habitable room and the rooms on the lower ground floor level have access to other larger windows in the side lightwell which provide sunlight/daylight and ventilation. Therefore it is considered that the extension would not have a detrimental impact on the residential standards of the occupiers of the flat in comparison to the existing situation.

It is considered that the proposed alterations would have no impact on the amenity of neighbouring occupier or residents in comparison to the existing situation.

Recommendation – Grant planning permission

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