

Delegated Report		Analysis sheet		Expiry Date:		15/07/2010	
		N/A / attached		Consultation Expiry Date:		28/6/2010	
Officer				Application Number(s)			
Hugh Miller				2010/2662/P			
Application Address				Drawing Numbers			
193/195 Kings Cross Road London WC1X 9DB				Refer to draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
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).							
Recommendation(s):		Grant Renewal of Planning Permission					
Application Type:		Renewal of Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	04	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Site Notice displayed 4/6/2010, expires 25/6/2010. No responses received					
CAAC/Local groups* comments: <small>*Please Specify</small>		<u>Kings Cross CAAC:</u> Objection This might have received consent in the past, but it does seem an over-development of the site that builds over the entire plot, and it is certainly not a thing of beauty. <i>Officer Comment: Whilst there has been a change in development plan since the original decision (2005), the design policies have stayed essentially the same. Furthermore there are no material changes in the associated supportive documents; and local circumstances as they relate to the site and the neighbouring properties remain unchanged.</i>					

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

June 2005 – PP granted - erection of single storey rear extension to workshop/offices; ref. 2005/1311/P

July 1996 – PP granted – Erection of single –storey rear extension to print shop; ref. P9600696

Relevant policies

Replacement Unitary Development Plan 2006

SD6 – Amenity for occupiers and neighbours

B1 – General design principles

B3 – Alterations and extensions

B7 – Conservation areas

CPG 2006:

Kings Cross Conservation Area Statement

Draft LDF Core Strategy

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

CS1 – Distribution of growth

CS5 – Managing the impact of growth and development

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

DP24 – Securing high quality design

DP25 – Conserving Camden's heritage / conservation areas

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

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.

1.3 The planning permission expired on 14 June 2010; the development has not yet commenced on site at the time of the site visit and at the date the application was validated by the Council prior to this date.

The application proposes the following:

- ✓ 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).

2.0 Assessment

2.1 The principal material considerations are as follows:

- a. Since the grant of planning permission- has there being any change to planning policy;
- b. Other material considerations since the original permission were granted in June 2005?

a New planning policies

In June 2006, the current Replacement Unitary Development Plan policies were formally adopted and these policies have superseded the former policies of the 2005 Unitary Development Plan (UDP) under which the scheme was originally assessed. The 2005 policies are (*EN1- General environmental protection, EN13- Design of new development, EN20- Community safety, EN22- Extensions to existing buildings, EN23 - Reduction of garden amenity, EN31 - Character and appearance of conservation area, EC6 - Range of business provision*). Please note that, the essence of the present RUDP design/conservation policies have not significantly changed from the previous UDP ones in their objective; neither do these policies differ in their importance or weight. Likewise, there are no material changes in the associated supportive documents of the Kings Cross Conservation Area Statement and the Supplementary Planning Guidance (Camden Planning Guidance).

b Other material considerations

Other than the above changes officers are not aware of any other material considerations relevant or pertinent to the proposal for the renewal of planning permission.

2.2 The scheme to be renewed remains identical to the same as that originally approved in 2005 and given that the policy objectives have not changed, the renewal of planning permission is considered satisfactory in terms of design, material and execution and is therefore in compliance with RUDP policies B1, B3, B7 and associated guidelines.

2.3 Condition 3 of the 2005 approved scheme precluded the installation of the railings which is shown to be installed on the wall adjacent to the alley linking St Chad's Place and King's Cross Road because of its visual impact also impact on crime. The drawings of the renewal application have not been altered and therefore an identical condition would be added to the decision notice to this effect.

2.4 The Kings Cross CAAC objected to the 2005 approved scheme on grounds of overdevelopment and the visual impact of the railings on the St. Chad's Place boundary wall. The CAAC object to the renewal of planning permission on grounds of overdevelopment. However, as noted above, condition 3 dealt with the railings. In terms of overdevelopment and in particular, since 2005, it should be noted that the local circumstances as they relate to the site and the neighbouring properties have not change; neither are the policy objectives. It is considered that the proposed single-storey full-width extension would not further compromise or cause additional harm to the appearance of the host building or cause harm to the Kings Cross Conservation Area and the renewal is satisfactory.

Recommendation- Grant renewal of Planning Permission.

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