

Delegated Report		Analysis sheet		Expiry Date:		14/07/2010	
		N/A / attached		Consultation Expiry Date:		N/A	
Officer				Application Number(s)			
Alan Wito				2010/2397/P			
Application Address				Drawing Numbers			
(Formerly 5 to 13) 13 Leeke Street London WC1X 9HY				See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Details pursuant to condition 2 (proposed windows and glazing bars) and 3 (sample panel of facing brickwork) of planning permission (15/04/2010) for the change of use of side extension/garage of Class B1 building to create a two storey 1 bedroom house (Class C3).							
Recommendation(s):		Discharge conditions					
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	00	No. of objections	00	
			No. electronic	00			
Summary of consultation responses:	N/A						
CAAC/Local groups* comments: *Please Specify	N/A						

Site Description

The existing building is a small single storey building, currently used for office storage. It is located on the south of Leeke Street, in between Kings Cross Road and Wicklow Street. The building is not listed but it is located within the Kings Cross conservation area.

Relevant History

2009/3522/P: Replacement of existing single glazed windows and apertures behind roller shutters with new double glazed windows at ground floor level to Nos.9-13 (Class B1). GRANTED 20/10/2009

2010/0057/P: Change of use of side extension/garage of Class B1 building to create a two storey 1 bedroom house (Class C3). GRANTED 15/4/2010

Relevant policies

Replacement Unitary Development Plan 2006

B1 – General design principles
B3 – Alterations and additions
B7 – Conservation Areas

LDF Core Strategy and Development Policies

Policy CS14 – Promoting high quality places and conserving our heritage
Policy DP24 – Securing high quality design
Policy DP25 – Conserving Camden's heritage

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

Condition 2 of the planning permission 2010/0057/P requested details to be submitted for the proposed window frames and glazing bar. Sample of a W20 window frame has been submitted as well as detailed drawings of the proposed windows which show a section of the glazing bar. The submitted information is considered to conform with the approved drawings and would ensure a satisfactory appearance for the finished building.

Condition 3 requested that a sample panel of the brickwork be provided on site and be retained until the work is completed. A sample board of brick slips has been submitted with the application and although this is not to be kept on site it is considered to provide a level of detail that allows an assessment to be made. The proposed stock bricks are considered to be appropriate to the context of the proposed development and will ensure a satisfactory appearance for the finished building.

The information submitted is considered to satisfy the requirements of the condition and will ensure that the development preserves the character and appearance of the conservation area, therefore it is recommended that conditions 2 and 3 are discharged.

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