

DISCLAIMER

Decision route to be decided by nominated members on Monday 29th March 2010. For further information see

<http://www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/planning-applications/development-control-members-briefing/>

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|---|----------------------------|--------------------------------|--------------------------------------|-------------------|
| Delegated Report (Members Briefing) | | Analysis sheet | Expiry Date: | 01/04/2010 |
| | | N/A / attached | Consultation Expiry Date: | 10/03/2010 |
| Officer | | Application Number(s) | | |
| Amanda Peck | | 2010/0743/P | | |
| Application Address | | Drawing Numbers | | |
| 93 - 95 & 97 - 99 King's Cross Road London WC1X 9LP | | Refer to draft decision notice | | |
| PO 3/4 | Area Team Signature | C&UD | Authorised Officer Signature | |
| | | | | |
| Proposal(s) | | | | |
| Alterations to ground floor elevation of hostel building (Sui Generis). | | | | |
| Recommendation(s): | Grant permission | | | |
| Application Type: | Full Planning Permission | | | |

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|------------------------------------|--|----|------------------|----|-------------------|----|
| Conditions or Reasons for Refusal: | Refer to Draft Decision Notice | | | | | |
| Informatives: | | | | | | |
| Consultations | | | | | | |
| Adjoining Occupiers: | No. notified | 01 | No. of responses | 00 | No. of objections | 01 |
| | | | No. electronic | 00 | | |
| Summary of consultation responses: | A site notice was erected on 17 February and expired on 10 March 2010. No comments were received. | | | | | |
| CAAC/Local groups comments: | Bloomsbury CAAC = We believe the existing frontage is the original and as such fits the building better than the proposal. The ground floor elevation is in line with the rest of the elevation (e.g. each building has an entrance) | | | | | |

Site Description

The building is in use as a 25 bed hostel and self contained flats managed as part of the hostel with number 93-95 and 97-99 being two separate properties. It has a basement, ground floors and 5 upper floors. The site is not within a Conservation Area and is not a listed building, however it is adjacent to the Bloomsbury Conservation Area (the boundary runs along the rear garden boundary) and there is a Grade II listed building to the rear. The site is within the Central London Area but is not identified as a commercial or retail frontage.

Relevant History

2009/4950 – “Alterations to ground floor elevation of hostel building” withdrawn 16 Dec 2009 following adverse design comments.

Relevant policies

Replacement UDP 2006

B1 General design principles

B3 Alterations and extensions

Supplementary Planning Guidance 2006

Assessment

Proposal

The proposal is to remove the existing pediments, fascias and consoles at ground floor and replace them with a new ground floor frontage to both properties. These works form part of the refurbishment of the ground and basement floors of both buildings to provide a single point of managed entry for the hostel, improve communal areas and provide better accessibility both to and within the buildings.

There are currently four entrances to both properties providing separate access points for individual flats, the reception area, offices and a fire escape with access to the upper floors being possible from three of these entrances. The new shopfront aims to unify the appearance of the two buildings at street level, it provides one combined entrance for both properties and retains the fire escape door.

The proposal is to have three rendered portals with curtain walling between the rendered panels.

Assessment

There were concerns with the previous application regarding the materials to be used for the portals, the size of the framing to the glazed elements, the use of horizontal colour render panels through the glazing, and the overall colour scheme. The applicants have therefore amended this planning application and have reduced the bulk of the glazing frames by using a curtain walling system rather than separate frames, have simplified the colour scheme and have chosen more neutral tones. They have also provided additional information showing that the horizontal colour render panels relate to the changes in level within the property and are needed to hide the floor level behind the glazing. They have explored a change to the materials to be used for the portals and have advised that it would be very difficult to use untreated timber cladding due to the size of the portal frames. They are also concerned regarding the durability of using untreated timber cladding in this location.

The buildings were constructed in the early 1980s, although there are differences in ornamentation at ground and roof levels on the existing buildings, the upper floors were clearly design to read together. The shopfronts are original to buildings and appear to have been designed to be sympathetic to the existing traditional shopfronts at 101-103. The shopfronts are not considered to be of architectural or historic value and the principle of their replacement is acceptable.

Since the construction of the buildings a new 4-6 storey building has been constructed adjacent to the site at 71-91 Kings Cross Road. This is of a modern design using glazing, timber cladding and rendering. The buildings therefore now serve as a transition between this modern building and the older traditional properties at 101-103 Kings Cross Road.

The proposed three portals relate to the rhythms of the existing building and the different functions of the internal areas. They are intended as modern interpretations of the traditional shopfront and have similar proportions to the existing shopfronts and those at 101-103 with similar fascia heights, stall risers and glazed areas. The Council's conservation officer has verbally advised that the proposal is an improvement from the previous application and that the proposal relates well to the gables and upper floors above.

Recommendation

The application is recommended for approval.