

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>19/01/2009</b>	
		N/A / attached		<b>Consultation Expiry Date:</b>		<b>01/01/2009</b>	
<b>Officer</b>				<b>Application Number(s)</b>			
Elizabeth Beaumont				2008/4902/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
4 Britannia street LONDON WC1X 9JD				Please refer to decision notice			
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>				
<b>Proposal(s)</b>							
Retention of enlarged loading bay entrance to Art Gallery (Class D1).							
<b>Recommendation(s):</b>		<b>Grant subject to a S106 Legal Agreement</b>					
<b>Application Type:</b>		<b>Full Planning Permission</b>					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>	No. notified	<b>07</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>	
			No. electronic	<b>00</b>			
<b>Summary of consultation responses:</b>		A site notice was erected on the 11/12/2008 – no responses were received.					
<b>CAAC/Local groups* comments:</b> <small>*Please Specify</small>		Kings Cross CAAC – no comments received.					

### Site Description

The site is located on the north of Britannia Street in the Central London Area. The property comprises of three storeys and is in use as an Art Gallery. The property is located in the Kings Cross St Pancras Conservation Area and is not listed.

The application is retrospective and relates to works that have already been undertaken.

### Relevant History

05/04/2004 – p.p. granted subject to a section 106 legal agreement for the Change of use from offices/warehouse of (part) ground and first floor levels to provide 5x residential units and associated alterations including new lift and refuse store at western end of building.

25/04/05 – p.p. granted for the details of replacement and new windows required by condition 4 of planning permission ref: PSX0205355 dated 5th March 2004 (change of use from offices/warehouse of ground floor and first floor levels 5 x residential unit).

12/06/2006 – p.p. granted subject to a section 106 legal agreement for Amendments to partially implemented planning permission reference PSX0205355, dated 05/03/2004 [for change of use from Class B2 (General industry) and extensions to form Class D1 (Gallery), Class B1 (Office) and Class C3 (residential) uses] to use the first floor as Class B1 (Office) and the second and third floors for Class C3 (9x residential flats) incorporating design changes comprising changes to fenestration, retention of fire escape door and rear roller shutter doors.

## **Relevant policies**

### **Camden UDP (2006)**

SD6 (Amenity for occupiers and neighbours)

B1 (General design principles)

B3 (Alterations and extensions)

B7 (Conservation areas)

T12 (Works effecting highways)

### **Camden planning guidance (2006)**

### **Kings Cross Conservation Area Statement**

## **Assessment**

### **Proposal**

The proposal is for the retention of the enlargement to the opening to the gallery loading bay. This was achieved by raising the existing lintel to allow for delivery of large scale art sculptures. The entrance was covered by a black painted roller shutter. The original doorway measured 4.2m high and 4.2m wide. The doorway has been enlarged to 4.8m high and 5.3m wide replacing the brickwork with matching bricks. The new concrete lintel has been painted white and the entrance has been covered by a new roller shutter to match existing.

### **Design**

The enlargement of the opening has not involved the loss of any architectural features on the building. The proposed shutter and replacement brickwork matches the existing. It is considered that enlarging the existing entrance has not harmed the character of the existing building or the character and appearance of the wider conservation area.

### **Amenity**

It is considered that the proposal does not impact on the amenity of surrounding occupiers or residents.

### **Transport**

The proposals are considered to be acceptable in terms of transport however the applicant is required to pay the Council to widen the vehicular crossover in order to match the new widened bay opening. This money will be secured through a Section 106 Agreement.

**Recommendation:** Approve planning permission

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