

Delegated Report		Analysis sheet		Expiry Date:		26/06/2009	
		N/A / attached		Consultation Expiry Date:		18/06/2009	
Officer Elaine Quigley				Application Number(s) 2009/2137/P			
Application Address Royal Veterinary College 4 Royal College Street London NW1 0TU				Drawing Numbers See draft decision notice.			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
<p>Additions and alterations including a roof enclosure over internal (southern) courtyard and erection of a first floor free-standing 'pod' on columns to create ancillary cafe and library accommodation in connection with the use of the site as a Veterinary College (Class D1).</p>							
Recommendation(s):		Grant planning permission subject to conditions					
Application Type:		Full Planning Permission					
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:		Site notice only					
CAAC/Local groups* comments: *Please Specify		Kings Cross CAAC – comment: “Very fashionable”					

Site Description

The application site is located on the east side of Royal College Street and comprises a three storey 1930's building with basement and roof accommodation that is occupied by the Royal Veterinary College (RVC). The college comprises of several buildings one of which is the Hobday Building to which the application site relates. Within the building are two internal lightwells. The proposal relates to the southern internal lightwell/courtyard area.

The site is bounded to the north by the Beaumont Animal Hospital (part of the Royal Veterinary Hospital), to the south by three storey college buildings, to the west by four storey residential buildings and to the east by light industrial warehouses.

The existing southern internal lightwell/courtyard area is used as an informal smoking area and measures approximately 300 sq. m. The buildings facing onto the lightwell/courtyard area vary in height between two, three and four storeys.

The building is not listed. The site is within the Kings Cross St Pancras Conservation Area.

Relevant History

01/09/2004 – Planning permission was granted for the installation of a ramp for disabled access to the main entrance and associated alterations (ref no: 2004/2972/P).

21/08/2003 – Approval of details for the submission of details of sample facing materials (to lighten the brick colour) pursuant to condition 2 of the planning permission dated 19/09/2002 (ref no: PEX0200554).

19/09/2002 – Planning permission was granted for the erection of an extension at third and fourth floor levels (ref no: PEX0200554).

Relevant policies

The Replacement Unitary Development Plan 2006

SD6 Amenity of neighbouring occupiers; B1 General design principles; B3 Alterations and extensions; B7 Conservation areas.

Camden Planning Guidance 2006

Kings Cross/St Pancras Conservation Area Statement (CAS)

Assessment

Proposal

Planning permission is sought for the additions and alterations including a roof enclosure over internal (southern) courtyard and erection of a first floor free-standing 'pod' on columns to create ancillary cafe and library accommodation in connection with the use of the site as a Veterinary College (Class D1). This would provide extra flexible space for the college's existing students.

The café and library would be for the use of the students of the campus. It would not be accessible to members of the public.

The proposed works include the following elements:

- Installation of an EFTE roof canopy measuring 15m (width) by 22m (length) that would enclose the lightwell/courtyard at third floor level
- Raising of the existing second floor and third floor internal elevations of the building facing into the lightwell by 2.8m and 0.9m respectively to incorporate the roof support and new opening air and smoke vent louvers
- Installation of a mezzanine library reading room that would connect to the existing library on the first floor of the building by a glass bridge link. This area would be enclosed by a 2.5m curved balustrade constructed in perforated veneered plywood. It would be supported by four steel supports
- Installation of a break out terrace on the roof of the replacement single storey extension within the basement of the lightwell to provide access from ground floor and installation of a staircase leading up to the new mezzanine floor level
- Use of the basement area of the lightwell/courtyard as a café associated with the RVC (not for use by the public)
- Installation of an acoustic screen around the existing plant on the fourth floor roof of the building facing into the lightwell/courtyard area. It would measure 2.2m in height
- Creation of new openings from basement level into the main building by dropping the sills of the existing windows in the elevations of the building facing onto the lightwell/courtyard area

The main issues to be considered as part of the proposal include:

- Use of the lightwell area for café and library
- Design
- Impact on the conservation area
- Amenity

Use of the lightwell

The existing southern lightwell/courtyard area is used as an informal smoking area and measures approximately 300 sq. m. It would provide extra flexible space for the existing library and refectory associated with the campus. The café and library would be for the use of the students of the campus. It would not be accessible to members of the public. Given that the use of the new space would be ancillary to the existing use of the campus the proposal would not materially change the use of the building and would be considered acceptable.

Design

The proposal would include the enclosure of the lightwell with a new glass roof. This would slope down at 5 degrees from the third floor to the second floor roofs of the buildings facing onto the lightwell/courtyard. It would be necessary to raise the height of the existing second floor and third floor elevations of the buildings facing onto the lightwell by 2.8m and 0.9m respectively to incorporate the roof support and to install new opening air and smoke vent louvers. The internal elevations of the building would not be adversely affected by the alterations to enclose the lightwell and would be considered acceptable.

The creation of the mezzanine level and installation of the pod like structure to create an additional 95 sq. m of library floorspace would introduce a modern intervention within the 1930's building. This would be linked physically to the main building by glazed bridge link and a new staircase. The design and the materials proposed would create a contemporary structure that sits happily within the lightwell and would not compete with the existing buildings. It would comply with policy B1 and B3 of the Replacement UDP.

Impact on the conservation area

The southern internal lightwell/courtyard is centrally located within the building (approximately 5m from the front elevation) and is not visible from the public domain. The lightwell is bounded by buildings that range between two, three and four storey's. Due to the location of the lightwell and the heights of the surrounding buildings, the raising of the height of the existing two and three storey buildings by installing the roof support and a new glazed roof would not be visible from any views within the conservation area. The extension would not be considered to harm the character or appearance of the conservation area and would comply with Policy B7.

The installation of the new acoustic enclosure on the roof of the building would be located adjacent to the southern lightwell/courtyard area. It would measure 2.2m in height. Given its location adjacent to the lightwell and its dimensions the enclosure would not be visible from the public domain and would have a satisfactory relationship with the conservation area.

Amenity

The nearest residential properties are located to the west of the application site on the opposite side of Royal College Street. Given that the lightwell/courtyard is approximately 22m from the nearest residential properties and is screened by buildings that form part of RVC itself, the proposal would not have an adverse impact on the amenity of surrounding residents in terms of loss of light, outlook or privacy and would be considered acceptable.

Conclusion

The proposal is recommended for approval subject to conditions.

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