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|---|----------------------------|---|-------------------------------------|--|----|-------------------|----|
| <b>Delegated Report</b>   |                            | <b>Analysis sheet</b>   |                                     | <b>Expiry Date:</b>                              |    | <b>29/01/2008</b> |    |
|   |                            | N/A / attached  |                                     | <b>Consultation Expiry Date:</b>                 |    | <b>04/02/2008</b> |    |
| <b>Officer</b>  |                            |   |                                     | <b>Application Number(s)</b>                     |    |                   |    |
| Sara Whelan   |                            |   |                                     | 2007/6146/P                                      |    |                   |    |
| <b>Application Address</b>  |                            |   |                                     | <b>Drawing Numbers</b>                           |    |                   |    |
| 93-99 Kings Cross Road<br>London<br>WC1X 9LP  |                            |   |                                     | Site Location Plan; 3103/22; 23; 20; 10; 21; 11; |    |                   |    |
| <b>PO 3/4</b>   | <b>Area Team Signature</b> | <b>C&amp;UD</b>   | <b>Authorised Officer Signature</b> |  |    |                   |    |
|   |                            |   |                                     |  |    |                   |    |
| <b>Proposal(s)</b>  |                            |   |                                     |  |    |                   |    |
| Replacement and repairs to windows on rear elevation, including fitting of window guards and stainless steel mesh screens to hostel building. |                            |   |                                     |  |    |                   |    |
| <b>Recommendation(s):</b>   |                            | Grant   |                                     |  |    |                   |    |
| <b>Application Type:</b>  |                            | Full Planning Permission  |                                     |  |    |                   |    |
| <b>Conditions or Reasons for Refusal:</b>   |                            | Refer to Draft Decision Notice                                    |                                     |  |    |                   |    |
| <b>Informatives:</b>  |                            |   |                                     |  |    |                   |    |
| <b>Consultations</b>  |                            |   |                                     |  |    |                   |    |
| <b>Adjoining Occupiers:</b>   |                            | No. notified  | 00                                  | No. of responses                                 | 00 | No. of objections | 00 |
|   |                            |   |                                     | No. electronic                                   | 00 |                   |    |
| <b>Summary of consultation responses:</b>   |                            | Site notice erected 14/01/2008 – 4/02/2008 - No comments received |                                     |  |    |                   |    |
| <b>CAAC/Local groups* comments:</b><br>*Please Specify  |                            | Bloomsbury Conservation Area Advisory Committee – No objection    |                                     |  |    |                   |    |

## Site Description

The subject site comprises 93-93 and 95-99 Kings Cross Road. The terraces are occupied by the Denis Handfield Housing Association for the long term homeless and drug dependent (hostel/residential use). It has a basement, ground floors and 5 upper floors. The ground floor has a concrete block/pillar appearance which is quite different to that of the brick upper floors. The windows on the upper floor levels on the front elevations are framed in brown wood and incorporate a trickle vent at the top. A metal mesh screen is fixed to the inside face of the windows. These windows are a recent addition to the buildings.

The site is not within a Conservation Area, however boundaries the Bloomsbury Conservation Area. The subject buildings are not listed, however back onto a Grade II listed Building to the west

## Relevant History

2005/1109/P: for replacement of windows on front elevation, incorporating stainless steel mesh screens – Refused, the mesh was considered inappropriate – 31/05/2005

2006/2200/P: the replacement of existing aluminium windows on the upper floors of the front elevation with new timber framed double glazed windows – approved – 14/7/2006

## Relevant policies

Set out below are the UDP policies that the proposals have primarily been assessed against, together with officers' view as to whether or not each policy listed has been complied with. However it should be noted that recommendations are based on assessment of the proposals against the development plan taken as a whole together with other material considerations.

### Replacement UDP 2006

S1 & S2 Sustainable development

B1 General design principles

B3 Alterations and extensions

B7 Conservation Area

SD6 Amenity

Supplementary Planning Guidance

## Assessment

### Overview

The majority of the existing brown aluminium windows on the rear elevation would be replaced with timber framed windows. The exceptions are two vertical rows of windows known as W.12 and W23 and the existing doors at basement level on the rear elevation, these will remain as existing.

This application is similar to planning permission 2006/2200/P, which granted full planning permission to replace all the windows on the front elevation of the building. The windows on the rear elevation would retain the same window opening with one double glazed fixed panel and one double glazed vertical sliding panel.

This application seeks full planning permission to install an external wire mesh to vertical rows of windows known as W13, W18 and W23.

The vertical row of windows known as W13 are secondary windows which serve a shared kitchen. It is proposed that these windows are replaced and an external wire mesh is affixed to the window openings from ground floor to the fifth floor. These windows are on the northern flank elevation of a protruding rear element.

The windows known as W18 are two vertical rows of windows on the rear elevation. They serve the landing on each level from the ground floor to the fifth floor. These windows are recessed and screened by protruding elements of the building; they have an external ledge level with the bottom of each window on each floor. The applicants are concerned that residents may gain external access to these ledges, as existing they have no form of enclosure. This is a health and safety concern. The proposal to enclose these recessed external ledges with wire mesh would provide increased safety. The proposed wire mesh would not protrude further than the rear elevation of the building.

The windows known as W23 are a vertical row of secondary windows which serve a kitchen/living area on the south west elevation of the building. The existing windows would be retained and a new steel window guard would be fixed to the external brickwork.

### Design

The proposed replacement of the aluminium framed windows with new timber framed windows is welcomed. The metal mesh would be on the outside of the windows. In total four vertical rows of windows would be enclosed by wire mesh. The windows in question are on the rear elevation and would therefore have no material impact upon the street scene. As such, it is not considered that the proposed replacement windows or wire mesh would detract from both the appearance of the building or the character and appearance of the adjoining Conservation Area.

### Amenity

The proposed windows would replace existing windows. They would not be any larger than the existing windows. Therefore it is not considered that any further impacts of overlooking would occur upon the surrounding area.

Accordingly, the application is recommended for approval, subject to the following conditions.

Standard time limit

Standard materials to match

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