

Delegated Report		Analysis sheet		Expiry Date:		03/10/2007	
		N/A / attached		Consultation Expiry Date:			
Officer				Application Number(s)			
Adrian Malcolm				2007/3777/P			
Application Address				Drawing Numbers			
71-91 Kings Cross Road London WC1X 9LN				Covering Letter dated 07/08/2007; Report ref 07-435-1B [Final] by RWDI Anemos, dated 3/7/07			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Details of wind microclimate pursuant to condition 19 of the planning permission dated 05/01/07 (2006/3673/P) for redevelopment to provide a part 4/ part 6 storey building comprising 13 affordable and 14 private residential apartments (11x 1-bed, 9 x 2-bed, and 7x3+ bed units).							
Recommendation(s):		APPROVE					
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: <small>*Please Specify</small>		N/A					

Site Description

The site lies on a slight bend on King's Cross Rd and has been cleared, but was previously used as a petrol service station. It does not fall in a conservation area, though conservation areas and listed buildings lie in close proximity. There are two mature street trees on the pavement in front of the site. There is a mixture of uses around the site, though mainly residential.
(See report to application 2006/3673/P for a full description).

Relevant History

Planning permission was granted on 5 January 2007 for redevelopment of the site to provide a part 4/part 6 storey building comprising 13 affordable and 14 private residential apartments (11x 1-bed, 9 x 2-bed, and 7x3+ bed units)- LBC ref 2006/3673/P
The current application has been submitted in order to discharge one of the conditions attached to that consent.

Relevant policies

See wording of condition set out below.

Assessment

Condition 19 reads as follows:

'A study of the impact of the development upon the microclimate (especially the impact on wind patterns and windforce in the locality) shall be submitted to and approved by the local planning authority prior to commencement of the development together with any mitigation measures, should the findings identify any problems in this respect. The development shall be carried out in accordance with any such mitigation measures identified as being necessary.'

Reason for condition: In order to ensure that the development does not cause a seriously detrimental impact on the surrounding locality due to significantly adverse impacts upon local microclimatic conditions in accordance with Policies SD6 and B2 of the Replacement Camden UDP.'

At the time of the application, some representations were received fearing that adverse wind conditions would be caused by the development, particularly on Cubitt St in the opinion of some objectors. This was thought unlikely at the time with the information submitted with the application, however condition 19 was attached as a precaution (see para 6.37 of the committee report) to enable any mitigation measures to be identified if necessary.

The report submitted by the applicants re discharging this condition analyses the impact caused to environmental wind condition. Prevailing winds come from the south-west (with some secondary north-easterly winds in spring and summer months). Generally the wind microclimate would be relatively calm and occupy the lower half of the Lawson Comfort Scale with all areas around the development generally fit for purpose for relevant times of year. Areas immediately around the building would be suitable for standing/entrance use or better under the scale (see fig.5 on p.7 of report), with the worst area a spot at the southern end of the King's Cross Rd pavement frontage falling under the leisure walking category. There is no evidence that the development would transform Cubitt St into a wind canyon, as was feared (note particularly analysis in section 5.2 on p.4 of report). No mitigation measures are deemed necessary, however proposed landscaping and boundary fencing not accounting for in the analysis would further calm the impact of wind.

It is recommended that the condition be discharged.

