

Delegated Report		Analysis sheet		Expiry Date:		23/05/2007	
				Consultation Expiry Date:		10/05/2007	
Officer				Application Number(s)			
Jenny Fisher				2006/5501/P			
Application Address				Drawing Numbers			
1A Rosebery Avenue London EC1R 4RT							
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Installation of new condenser unit to underside of first floor play deck, new extract duct from ground level server, new workshop extension at ground floor level and extension of first floor play deck over the workshop, rebuilding of roof parapet wall, revised configuration of basement windows including louvres, alterations to boundary wall, new bin store in car park, removal of pavement lights, new retractable canopy at 3rd floor, and new fire exit door to first floor play deck as an amendment to planning permission dated 14th March 2005 (reg. No. 2005/0284/P).							
Recommendation(s):		Grant planning permission with conditions					
Application Type:		Councils Own Permission Under Regulation 3					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:	No. notified	58	No. of responses	00	No. of objections	00	
			No. electronic	00			
Summary of consultation responses:							
CAAC/Local groups* comments: <small>*Please Specify</small>							

Site Description

The site comprises a 5 storey Victorian brick building with a 3-storey rear addition and a basement. The building has a frontage to Rosebery Avenue and to Laystall Street where it adjoins a car park area and single storey garage building. To the west of the site is the 12 storey residential Mullen Tower. To the south is the retained front façade of Gray's Inn Buildings, recently redeveloped for residential purposes. To the north on the opposite side of Laystall Street is the Christopher Hatton Primary School. The site lies within the Hatton Garden Conservation Area.

Relevant History

Background

The building was used for community uses for some time until June 1999 when management problems led to a withdrawal of funding followed by closure. The building was then returned to community use for the Sure Start Children's Centre for King's Cross and Holborn and other community groups.

Planning permission (ref. 2005/0284) was granted for the refurbishment and extension to existing community centre building, including erection of new rear extension at second, third and fourth floor levels, new external play decks at first and third floor levels, provision of replacement boundary treatment to Laystall Street, replacement ground floor reception frontage, demolition of existing garage, and associated external works on the 14/3/05.

Planning permission (ref. 2005/4121/P) granted for amendments to planning permission granted on 14/03/05 (2005/0284/P for refurbishment and extension of the existing community centre) comprising smaller 2nd & 3rd floor extension, extension of the 1st floor play deck, 4th floor stair extension omitted and external fire escape added between 3rd & 4th floors, new workshop at ground floor, window reconfiguration at southeast elevation, new railings at roof level, metal balustrade at 4th floor level and the installation of an external ventilation duct. 23/11/2005

Relevant policies

Replacement UDP S1; S2; SD1; SD6; SD8; Appendix 1; B1

Camden Planning Guidance adopted 14th Dec 2006: access; conservation areas; design; facilities for children; noise and vibration

Hatton Garden Conservation Area Statement

Assessment

Approved works

Level access provided at ground floor level. Nursery at 1st floor level served by a new play deck with a steel structure and 1.8m. balustrade made up of metal rain screen cladding externally, to provide a secure external play space. 2nd fl. extension metal steel frame on columns. New metal sliding windows would allow natural ventilation to extended areas where poss. Ground floor windows would be replaced with double glazed sliding timber windows. 2nd fl. extension provides external space for crèche, enclosed by a 1.8m. metal rain screen clad balustrade. Corridor extension at 3rd floor level set back from Laystall St. elevation, has rendered walls. Car park enclosed by new 2m. high metal railings.

Detailed description of proposals

New workshop extension at ground level, smaller footprint than garage that has been demolished. Double doors and windows opening onto car park under play deck. Bin store in car park at ground floor level, to one side of ramp providing access to car park.

New extract duct from ground floor servery. Discharge above 4th floor level. Condenser fitted to the underside of the first floor play deck.

The applicant's acoustic report has identified the nearest residential building as Mullen Tower to the west. There is an open service yard between the building and Mullen Tower. The building adjoins commercial/office premises to the north. There is a school on the other side of Laystall Street.

Ambient noise measurements were carried out during a site survey between 13th and 18th January 2005. The resultant noise level prediction outside the nearest affected residence is shown in appendix E of acoustic report. This indicates that the predicted noise level following the commissioning of the plant would be 46dB and therefore 5 dB below the background noise level of 51dB. Complies Council standards. At night time, noise from the condenser alone operating in silent mode would be 32dB, 15dB below the background noise level of 47 dB for this period, also acceptable.

Fire exit to 1st floor play deck that would be extended. New timber framed door in existing opening. New metal screen to enclose an extract fan. Replace cladding for boundary wall at first floor level with brick. SE elevation

Laystall street elevation: basement level, two of the windows would have a powder coated metal louvre panel.

Re-build roof parapet wall to rear elevation. New retractable canopy at third floor level

No objection to minor design alterations. Accessible building. No adverse impact on adjoining occupiers.