

Delegated Report		Analysis sheet		Expiry Date:		16/03/2007	
		N/A / attached		Consultation Expiry Date:		27/2/2007.	
Officer				Application Number(s)			
Tom Webster				2006/5484/P			
Application Address				Drawing Numbers			
305 Grays Inn Road London WC1X 8QF				See draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Refurbishment of existing office building (Class B1) to include a new facade at ground floor level, an extension at basement level formed by roofing over the existing front lightwell, provision of replacement rooflights and new ventilation plant at rear first floor level, provision of new ventilation plant at second floor roof level with external access ladder from first floor level.							
Recommendation(s):		Granted					
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:		A site notice was posted on the 5/2/2007. The consultation period expired on the 27/2/2007. No objections were received.					
CAAC/Local groups* comments: *Please Specify		No objections received					

Site Description

The application site consists of a 5 storey mixed use building that was erected in 1974. The ground and first floors are used for office space (Class B1 Use), and the remaining three floors are currently used as residential (Class C3 Use).

The site is located within the Kings Cross Conservation Area.

Relevant History

2006/5485/A - Display of non-illuminated fascia sign above a front ground floor entrance extension, and an externally illuminated facade sign located next to the front ground floor entrance extension and illuminated by a lamp located next to the front entrance – **Granted - 09/03/2007**

2951 -Change of use of part of the basement from restaurant to offices –**Refusal -11/01/1980**

TP101786/10/08/61 -The use of the first floor of No. 305 Grays Inn Road, St. Pancras, as residential accommodation. Your attention is invited to the provisions of the London Building Acts, 1930-39, and the By-laws in force there under, particularly Section 35 of the London Building Acts (Amendment) Act, 1939 –**Granted - 21/09/1961**

14899(R1) -The redevelopment of the sites of 297-305 Grays Inn Road, W.C.1, by the erection of a 5 storey and basement building of basement restaurant and office, ground and first floors offices, and second, third and fourth floors residential –**Granted -13/03/1974**

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.

Adopted Unitary Development Plan 2006

S1 Strategic policies

SD6 Amenity for occupiers and neighbours

B1 General design principles

B3 Alterations and extensions

B7 Conservation Areas

Camden Planning Guidance 2006

Conservation Areas

Assessment

Planning permission is being sought for a new fascia at ground floor level, an extension at basement level formed by roofing over the existing basement area, provision of replacement rooflights and new ventilation plant at rear first floor level, provision of new ventilation plant at second floor roof level with external access ladder from first floor level

The main issues to consider are:

- 1) **Impact on the character and appearance of the existing building, and Kings Cross Conservation Area.**
 - 2) **Impact on the amenities of the neighbouring occupiers**
- 1) In order to convert the basement into office space, whilst also gaining additional floorspace, the applicants have come up with a scheme that proposes to infill the lightwell with a glass roof. The loss of a lightwell is not an issue in this instance, as this is the only one on this side of Grays Inn Road, and so it is not a feature of the streetscene. Similarly, the existing railings are not part of the original building, and not of significant enough architectural merit to warrant preservation. In all these regards, the replacement glass balustrade and the glass roof enclosure in the lightwell would have no harmful or negative impacts on the conservation area or the original building itself. In fact, the whole scheme, inclusive of the alterations to the front façade will give the parent property a much needed lift, and represents a scheme that will go some way to enhancing the conservation area.
 - 2) This application is accompanied by a 'Noise Impact Assessment' and on the basis of this information the Council is satisfied that the installation of the new air conditioning units will not have a detrimental impact on the amenities of the surrounding neighbours; there are no residential facilities in the immediate vicinity, and at roof level they will not be heard by passing pedestrians. Environmental Health officers have viewed the report and consider that complaints from the use of the new plant will be unlikely. A condition is recommended to ensure compliance with the Council's model noise condition, in the event of planning permission being granted. It should be noted that there are 4 existing air con units, which according to the Council's records have no lawful planning consent. The Enforcement team have been notified, and will investigate separately to this application.

Conclusion

The proposal is considered acceptable in terms of the impact on the character and appearance of the building, the surrounding area, and the amenity of the adjoining residents and is recommended for approval

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