

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		07/09/2006	
		N/A / attached		<b>Consultation Expiry Date:</b>		N/A	
<b>Officer</b>				<b>Application Number(s)</b>			
Hugh Miller				2006/1914/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
230, 232A and 234 Royal College Street London NW1 9NJ				Drawing No. 589/013 Rev a; 597/26; 781/003; 781/005 Rev C; Schedule Of Window Photographs; 17 Photo Sheets.			
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>		<b>Date:</b>		
<b>Proposal(s)</b>							
Submission of details of windows and lintels pursuant to condition 14B of planning permission dated 31st March 2004 (ref PEX0101048/R2) for new buildings comprising a new public house extension and 11 residential units.							
<b>Recommendation(s):</b>		Grant approval of details					
<b>Application Type:</b>		Approval of Details					
<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
<b>Summary of consultation responses:</b>		N/A.					
<b>CAAC/Local groups* comments:</b> *Please Specify		N/A					

## Site Description

The site is located at the junction of Royal College Street and St Pancras Way.

The application site comprises a three storey development with lower ground floor and roof terrace on Royal College Street, with additional residential units on the upper floors of 234 Royal College Street (formerly the Falcon Public House), which fronts onto Wilmot Place, opposite College Gardens, a triangular shaped public space to the north.

The application building is in the Jeffrey's Street Conservation Area, and is identified in the CA statement as making a positive contribution to the CA, although in need of repair.

The application site also extends to the rear of the public house where there were formerly extensions and outbuildings in a variety of uses fronting Royal College Street.

Planning permission has recently been granted for a new 4-storey building on this land to provide 7 new residential flats, together with works of conversion to the upper floors of the public house to provide 4 further flats. Works in the 4-storey residential building is near completion. The application site abuts the rear gardens of residential properties No.189, 191 (a vicarage) and 193 St Pancras Way to the east; No.232 Royal College Street, a B1 use, to the west; and a small open space area adjacent to Foster Court, Royal College Street to the south.

The Falcon PH forms part of the Jeffrey's Street Conservation Area and the new building to the rear abuts the southern boundary of the CA.

## Relevant History

7/12/2001 - planning permission was granted subject to a car-free S106 agreement for the demolition of public house extension, yard and church building, the erection of a new public house extension and formation of No.11 new residential units in total, involving the erection of a 4 storey (including basement) building fronting Royal College Street comprising No.7 units plus roof terrace and private gardens, the conversion of the existing floor space above the public house to form No.4 residential units plus associated raised level communal gardens and staircase to the rear of public house and refuse area (Ref. PEX0100046/R3)

31/3/2004 - planning permission was granted for variations to the above, again subject to a Section 106 car-free agreement. The changes entailed fenestration, building levels, balcony treatment and roof terrace (Reg. No. PEX0101048/R2). This approval was subject to 19 additional conditions, 11 of which require approval of details.

27/01/2005 - approval of samples of Ibstock Arundale Yellow Multi Stock bricks and Natural Slate in part pursuance of additional condition 1 to the permission granted on 31/3/2004. (Ref. 2004/4418/P).  
27/5/2005 - approval of details of powder coated aluminium window frame in part pursuance of additional condition 1 of the planning permission dated 31/03/04. (Ref. 2005/0505/P).

19/6/2006 approval of details of hard and soft landscaping pursuant to condition 2 of planning permission dated 31st March 2004 (ref PEX0101048/R2) for new buildings comprising a new public house extension and 11 residential units 2006/1910/P).

19/6/2006 approval of details of entrance gates and security measures pursuant to condition 11 of planning permission dated 31st March 2004 (ref PEX0101048/R2) for new buildings comprising a new public house extension and 11 residential units (2006/1911/P).

19/6/2006 **refusal** of details of trellis pursuant to condition 15 of planning permission dated 31st March 2004 (ref PEX0101048/R2) for new buildings comprising a new public house extension and 11 residential units (2006/1918/P).

14/8/2006 approval of details of external lighting pursuant to condition 12 of planning permission dated 31st March 2004 (ref PEX0101048/R2) for new buildings comprising a new public house

extension and 11 residential units (2006/1913/P).

### 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.

B1 – General design principles,  
B7- Conservation areas,

### Assessment

The submitted details of the window and lintel are pursuant to condition 14b of the recently granted permission as follows:

#### Condition 14b

*No development shall take place until the following details have been submitted to and approved in writing by the Local Planning Authority: -*

- a) Details of the ground floor public house frontage at scale 1:20 including elevations and sections,*
- b) Typical window and lintel details at 1:20 including steel sections at 1:5. The development shall be carried out in accordance with the approved details.*

Further to part **b)** of this condition the applicant has retrospectively provided photographs of the installed windows and lintels on the elevations of the new 3-storey residential building and also at first floor level of the converted public house. The photos show windows (powder coated aluminium casement and sliding timber sashes) set within narrow and shallow reveals. The lintels to the erected 4-storey residential building are covered by an outer leaf/skin of brick and are not visible. Notwithstanding this, the windows as installed correspond with the accompanying drawings and on balance are satisfactory.

The white powder coated windows as installed are in keeping with the contemporary designed 4-storey building in terms of materials, scale and proportions and they are satisfactory. The windows (timber sashes and aluminium) would not detract from the character and appearance of the Jeffrey's Street C.A.

Recommendation - Discharge condition 14b.

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