

<b>Delegated Report (Members Briefing)</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>06/07/2006</b>	
		N/A		<b>Consultation Expiry Date:</b>		08/06/2006	
<b>Officer</b>				<b>Application Number(s)</b>			
Stuart Minty				2006/2193/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
2 Wicklow Street London WC1X 9JL				Refer to draft decision notice			
<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>							
Demolition of the existing single storey garage/yard and replacement with a two storey plus partial basement, two bedroom dwellinghouse, roof terrace, green roof and integral garage for one car.							
<b>Recommendation(s):</b>		<b>Grant Full Planning Permission subject to a Section 106 Agreement</b>					
<b>Application Type:</b>		<b>Full Planning Permission</b>					
<b>Conditions or Reasons for Refusal:</b>		<b>Refer to Draft Decision Notice</b>					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>28</b>	No. of responses	<b>01</b>	No. of objections	<b>01</b>
<b>Summary of consultation responses:</b>		<p>The owner/occupiers of <b>No 143 Kings Cross Road</b> have raised the following objections to the scheme: -</p> <p>Objection on the basis that the basement area they want to develop does not belong to the developer. Therefore they have no right to develop in the basement. <i>(The applicant has confirmed that nobody except the applicant is the owner of the land to which this application relates and has completed certificate A to accompany the planning application. If this is incorrect the grant of planning permission would in effect be void, and the applicant would be required to resubmit the application serving the correct notice of site ownership).</i></p>					
<b>CAAC/Local groups* comments:</b> <small>*Please Specify</small>		The <b>Kings Cross CAAC</b> have raised no objection to the proposed development.					

## Site Description

The application site relates to a derelict single storey garage and a small yard located at the rear of 143 and 145 Kings Cross Road, on the north side of Wicklow Street. To the west between a passageway the site adjoins No 48a Wicklow Street which is a single storey building in residential use, and beyond that lies Derby Lodge which is a six-storey grade II listed apartment building erected in 1865. Opposite the site, the southern side of Wicklow Street is characterised by a C19th terrace of 4, three storey, double fronted dwellings, plus basements.

The existing garage structure on the site is not listed, however the site is within Sub-Area 4: Gray's Inn Road of the King's Cross Conservation Area.

## Relevant History

### 2 Wicklow Street

2005/2109/P - Demolition of existing garage and replacement with a 2 bedroom single family dwelling house with integral garage – Withdrawn (19/07/2005)

### 147 King's Cross Road

PSX0205222 - Demolition of existing single-storey rear extension currently used as ancillary retail and replace with the erection of a two-storey residential building with access from rear passage of Wicklow Street to provide 1 x self- contained flat – Refused (07/01/2003), Allowed on Appeal (11/09/2003)

## 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.

### **Camden Replacement Unitary Development Plan 2006**

S1-S3 (Strategic Sustainable Development); SD1 (Quality of Life); SD2 (Planning obligations); SD3 (Mixed use development); SD6 (Amenity for occupiers and neighbours); SD9 (Resources and energy); H1 (New Housing); B1 (General design principles); B6 (Listed Buildings); B7 (Conservation Areas); T1 (Sustainable transport); T8 (Car free housing and car capped housing); E2 (Retention of existing business uses)

## **Assessment**

### ***Proposals***

The application seeks permission for the erection of a replacement two-storey building plus partial basement, two-bedroom dwellinghouse. The new house would have 1.no bedroom, and bathroom at basement level, an integral garage, entrance hall, bathroom, cloakroom and 1.no bedroom at ground floor level. Above this at first floor level is the main living area with kitchen, dining and living room areas. The roof is comprised of a terrace; a green roof and solar panelling for the living area below.

The existing garage building on the site is approximately 107m<sup>3</sup>, based on a floor area of 35.7m<sup>2</sup> and a maximum height of 3 metres. The demolition of the building would therefore not require conservation area consent, as would not exceed the 115m<sup>3</sup> threshold for demolition of whole or part of a building set out in the Planning (Listed Buildings and Conservation Areas) Act 1990

### ***Revisions***

The scheme has been revised in the following ways:

- The materials finish of the upper section of the building being is now proposed as clad with black basalt panels
- The addition of south facing solar panels measuring 2.4 x 1.5 metres, concealed by the walls of the roof terrace.

### ***Pre-Application Discussion***

After lengthy negotiations with Council officers, the previous scheme (2005/2109/P) was withdrawn on the basis that the proposal was considered too high at three storeys and therefore not subordinate, relative to the immediate context of the rears of the Kings Cross Road terraces. The scheme was also considered to detrimentally impact upon the outlook from the first floor residential window, at the rear of 145 Kings Cross Road.

A number of pre-application meetings were subsequently held with LBC officers, to refine the scheme, including a reduction in bulk and height, by one storey and the reconfiguration of the overall proportions of the proposed dwelling, in particular, the first/second floor rendered element.

### ***Design/Townscape/Conservation Area and Listed Buildings***

Given that the site is quite confined, it is considered that the proposal is not overpowering in terms of its various elements. The scheme represents a unique and responsive design, but is also suitably neutral approach to the redevelopment of a challenging site.

The proposal is an infill development, and therefore the aim should not be to mimic the character of the surroundings by replicating existing buildings or introducing pastiche. It is considered that the replacement scheme is a successfully contemporary response to a particularly constrained site. The quality of the detailed design, including fenestration patterns and the angular form proposed is acceptable.

Whilst the proposal will alter the existing ratio of built to unbuilt space (existing garage & yard vs. proposed dwelling house), it is considered that the increase in building footprint will not injuriously impact on the streetscene. It is considered that the replacement scheme is respectful of the form and scale of adjacent buildings. The taller component of the scheme is orientated towards Derby Lodge, to the west, thus ameliorating any potential for the proposal to contribute to a sense of enclosure, given the proximity to the rears of terraces. This would provide a setback of between 4.5 – 8.5 metres, between the eastern elevation of the first/second floor element and the rears of terraces.

In comparison with previous iterations of the proposal, the overall reduced height and bulk of the current scheme, maintains visibility of the rears (north) of terraces behind, whilst also engendering an appropriate degree of 'breathing space' around the replacement building, particularly in relation to the rears to terraces to the east.

A green roof has been introduced to the roof of the ground floor element (i.e. bedroom) closest to the terraces and the upper most roof level over the proposed living area (second floor level), safeguarding the visual amenity of this outlook. A smaller green roof element has also been introduced over part of the first floor roof (i.e. kitchen), to the rear. A roof terrace has been provided on the upper most level of the building, orientated towards the flank of Derby Lodge, providing an open, outdoor space for the occupant.

The scheme's overall, minimalist approach to design, characterised by simple, clean lines, cubic form and contemporary detailing (including stainless steel panels and stainless steel garage door, black metal window reveals, dark timber front door and basalt facade) complements, rather than competes with, the surrounding, traditionally detailed development. The primary element of the building's front facade is to be detailed with a basalt facing material – providing an appropriate, gritty texture, as opposed to smooth, clean render - this is considered particularly contextual, as it reflects the industrial character of this part of the conservation area.

It is considered that the proposal accords with the relevant guidelines, as detailed in the King's Cross Conservation Area Statement, namely 7.3 – New Development (7.3.1 and 7.3.2) and 7.4 – Design (7.4.1).

### ***Materials***

A simple, contemporary materials palette is proposed comprising stainless steel panels and stainless steel garage door, black metal window reveals, dark timber front door, basalt or stone facade. It is considered that these materials suitably reflect the industrial character of this part of the conservation area. The proposal to recycle and reuse the original boundary wall brickwork for the new, front boundary treatment is welcomed.

Conditions are recommended to ensure the proposed materials used in the scheme are of the highest quality. This will include window reveals, glazing, timber front door, facing materials, stainless steel panels, boundary treatments and any proposed landscaping. A sample materials board to be erected on site for Local Planning Authority inspection is also recommended via planning condition

### ***Impact on the visual/residential amenities of adjoining occupiers.***

The new building has been designed to prevent overlooking of the rear windows of the properties at No's 143 and 145 Kings Cross Road Cross, the upper floors of which are in residential occupation. The proposed dwelling possesses no windows on its side or rear face and therefore it is anticipated that no overlooking would occur as a result of the development. A louvre with mesh behind for ventilation is proposed on the east (side) face at first floor level. The proposed roof terrace is enclosed and thus will not be visible. There are no windows on the side face of Derby lodge or on No 48a Wicklow Street, and therefore no overlooking will occur from this aspect.

The applicants have submitted an independent daylight/sunlight report to assess the likely impacts of the new house on the windows of the adjoining residential properties. The properties assessed were No's 143 and 145 Kings Cross Road and No 3 Wicklow Street (Opposite). The methods employed being the BRE guidelines 'Site layout for Daylight and Sunlight', the 'No Sky line or daylight distribution method' and the 'Average Daylight Factor (ADF)'

The results indicate a relatively minor breach of the BRE guidelines in respect of daylight. This is with respect to a first floor at No 145 Kings Cross Road. The other windows on this property are non-habitable. Given the proximity of the window to the boundary the result show a reduction in VSC of more than 20%. The daylight distribution analysis shows that as the reduction in light to the room behind this window is over 20%, however, over half the room will still have a direct view of the sky.

Given the particular constrained setting of the site in this urban setting, the level of daylight and its distribution within the room will not therefore be uncommonly low in this context.

In view of this, the retained levels of daylight are on-balance considered acceptable given the overall merits of the scheme. The sunlight analysis is totally within the accepted limits of the BRE guidelines with one minor exception of 1% in winter sunlight to the 1<sup>st</sup> floor window of No 145 Kings Cross Road.

### ***Transport/Parking***

The integral garage would make use of an existing crossover and therefore no highway works are required. The scheme does not alter the public highway, except by means of minor setback of the front boundary wall from the highway boundary. This would be required to be paved/concreted to show that it is not public highway, but a (small) private forecourt. A condition is recommended to this effect.

The provision of one off-street parking space is considered acceptable in highway terms however; a S106 obligation would be required to ensure the scheme is car-capped.

### **Conclusion**

On the basis of the aforementioned assessment, it is considered that the proposal would constitute a suitably contemporary response to the redevelopment potential of this constrained site, which would not adversely conflict with the visual/residential amenities of the locality. The application is accordingly recommended for approval subject to a S106 obligation to be car-capped.

### **Disclaimer**

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