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| Delegated Report | | Analysis sheet | | Expiry Date: | | 21/08/2006 | |
| | | N/A / attached | | Consultation Expiry Date: | | N/a | |
| Officer | | | | Application Number(s) | | | |
| Gareth Wilson | | | | 2006/3478/P | | | |
| Application Address | | | | Drawing Numbers | | | |
| Webb House 210-234 Pentonville Road ISLINGTON London N1 9JT | | | | DP9(1); PL003-PL014 INCL; PL020; PL030-PL033 INCL; PL001; PL016-PL018 INCL; PL103-PL117 INCL. | | | |
| PO 3/4 | Area Team Signature | C&UD | Authorised Officer Signature | | Date: | | |
| | | | | | | | |
| Proposal(s) | | | | | | | |
| Observation to the adjoining borough of Islington for the refurbishment of existing office building and extension at roof level to provide three additional floors and erection of a 6 storey residential building at rear to provide for 9 residential units with ancillary plant and servicing. Alterations to existing access arrangements and landscaping and associated works. (DEPARTURE FROM PLAN: by reason of building height) | | | | | | | |
| Recommendation(s): | | Raise no objection | | | | | |
| Application Type: | | Request for Observations to Adjoining Borough | | | | | |
| 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 | |
| Summary of consultation responses: | N/a | | | | | | |
| CAAC/Local groups* comments: *Please Specify | N/a | | | | | | |

Site Description

A large seven storey building plus roof hut located the north side of Pentonvillie Rd, bounded by Northdown Street to the west and Killick Street to the east. The building lays just to the east of the boroughs boundary. The building falls within the Kenwood view corridor to St Pauls and in the Parliament Hill viewing corridor to St Pauls.

Relevant History

N/a

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.

RUDP 2006 – B9, SD5A, SD6, E1

Assessment

Note: Plans and elevations only were supplied via internet server. No supporting information such as view corridor assessments or photographic mosaics, transport assessments, design and access statements were available.

Verbal information was supplied by London Borough of Islington (LBI) Development Control Service case officer.

The redevelopment of a 20th century office block, including recladding, remodelling upper floors and erection of roof extension adding 8m to the total height of the building. Works in connection with the provision of an additional 2500sq.m. of B1 office space and an 9 residential units (1x1 bedroom, 7X2 bedroom, 1x3 bedroom).

The site falls below the strategic viewing corridors from Parliament Hill and Kenwood to St Pauls. A key consideration therefore is the impact on viewing corridor or wider settings. Verbal information from LBI case officer confirmed that the sites ground level was 18m higher then ADO. The proposed building would have a height 56.63m higher then ADO, thus falling below the 69m for Kenwood viewing corridor and below 62m for parliament Hill viewing corridor. As such there appears to be no reason to object on grounds of harm to the strategic views.

However no supporting information has been submitted, such as photo mosaics, to demonstrate the on the impacts on the views or the wider settings of views. As such it is considered appropriate to add an informative to any formal observation response that no objection is raised as long as there is no impact from the development on the strategic views or to the wider settings of strategic views.

The redevelopment of the dated exterior of the building and the roof extension is considered to a positive impact on local views of the site from within the Kings Cross Conservation Area from Pentonville Road and from kings Cross view by adding visual interest.

The nearest residential dwellings of Camden Borough are located 41m away at 203-205 Kings Cross Road. Given that the site is adjoining Kings Cross, which is a busy transport hub heavily traffic most times of the day and night, there are little perceivable impacts on residential amenity from this proposal.

Other policy would generally support the redevelopment of the building particular the increase business floor space and associated economic activity located within close proximity of the major town centre and transport hub of Kings Cross.

Recommendation: Raise no objection

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