

Delegated Report		Analysis sheet		Expiry Date:		14/08/2006	
		N/A / attached		Consultation Expiry Date:		N/A	
Officer				Application Number(s)			
Hugh Miller				2006/1913/P			
Application Address				Drawing Numbers			
230, 232A and 234 Royal College Street London NW1 9NJ				589/013 Rev A; 597/26; 781/005 Rev C; 05 Photo Sheets			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		Date:		
Proposal(s)							
Details of external lighting pursuant to condition 12 of planning permission dated 31st March 2004 (ref PEX0101048/R2) for the erection of a new 4-storey building and new public house extension to provide residential units.							
Recommendation(s):		Grant					
Application Type:		Approval of Details					
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:		None consulted					
CAAC/Local groups* comments: *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 this connection are now well under-way. 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).

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,
SD6 – Amenity for occupiers and neighbours,
B7- Conservation areas,

Assessment

The submitted details of the external lighting are pursuant to condition 12 of the recently granted permission as follows:

Condition 12

Details of any external lighting shall be submitted to and approved in writing by the Local Planning Authority before the development hereby approved is occupied. Development shall be carried out and maintained thereafter in accordance with the approved details.

Reason: To safeguard the amenities of the adjoining premises and the area generally in order to ensure compliance with the requirements of policy EN19 (SD6 of Replacement UDP 2006) of the London Borough of Camden Unitary Development Plan 2000.

Further to this condition the applicant has retrospectively provided photographs of the installed lights on the front (west), rear (east) and (north) elevations of the new 3-storey residential building and also at first floor level, rear (south elevation) of the converted public house. The installed lights are located on the ceiling of the first floor balcony, adjacent to the entrance doors at the front and at the rear lower ground level. Lights are also installed along the footpath to the rear of the property and adjacent to the metal staircase that provides access to the flats within the new 3-storey building and converted public house at first floor level.

The installed lights are unlikely to cause harm to the occupiers' amenities of adjacent properties due to their low intensity. Moreover, at the rear the lights are located below the height of the timber boundary fence and wall, and together would prevent light pollution to the occupiers of the adjacent properties in St. Pancras Way.

The lights below the front balcony along the front on Royal College Street are positioned so as not to cause harm. In any event their illuminations are not as bright as the existing street lights and therefore are unlikely to cause harm. Neither would they cause any harm to residential occupiers within the former public house.

The lights as installed are acceptable.

Discharge condition 12.

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