

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		14/08/2006	
		N/A / attached		<b>Consultation Expiry Date:</b>		N/A	
<b>Officer</b>				<b>Application Number(s)</b>			
Marilet Swanepoel				2006/2566/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
26 - 30 Cubitt Street London WC1X 0LR				L/P/06, Hole Diameter Specification, GA PG 352 (2x A4 sheets), A/34/01B/A, 02, 03, L/S/01, 03, 1199/WS02-E, Typical Window Plan A/32/01, L/P/09 - 13, Weatherboard Natural Colour (S00) Sample, Lonsdale Stone Precast Portland Stone Sample, Sevenoaks Yellow Stock Sample, Grey (RAL7037) colour window frame sample.			
<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>							
Details of external facing materials pursuant to condition 2 and privacy screen pursuant to condition 3 of the planning permission dated 11/08/05 (2005/1453/P) for demolition of existing building and erection of 4-storey plus basement building to accommodate office/light industrial (Class B1) floorspace at ground and basement floor levels and 8x residential units on the upper floors.							
<b>Recommendation(s):</b>		Discharge conditions 2 and 3.					
<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

Vacant light industrial/office building on east side of Cubitt Street within Kings Cross CA.

## Relevant History

2005/1453/P: Grant PP on 11/8/05 for mixed-use redevelopment of site for office/light industrial and residential use.

2005/4766/P: Refuse PP for submission of details of a programme of ground investigation for the presence of soil and groundwater contamination and landfill gas (condition 5(a)); details of results and remediation measures (condition 5(b)), pursuant to planning permission 2005/1453/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

S1 & S2 Sustainable development

SD6 Amenities

B1 General design principles

B7 Conservation areas

SPG 2002

## Assessment

Details have been submitted pursuant to **condition 2**: Samples of the external facing materials shall be submitted to and approved by the Council before the new building is constructed, and the development shall be completed in full accordance with the approved samples.

The horizontal weatherboarding samples submitted includes natural (S00) and white colour. The white colour is not considered acceptable and would not be approved. However, the natural colour is considered to be sympathetic to the new building and the character and appearance of the CA.

The reference colour for the render materials submitted indicates 'Dulux Trade Portland' which is considered acceptable. The cover letter dated 2<sup>nd</sup> June 2006 refers to 'Porcelain 0502R' which is incorrectly.

The metal samples submitted includes a grey and white colour. The grey (RAL7037) colour is considered more suitable and would therefore be approved.

Further, the Lonsdale stone precast for all the window surrounds and coping stones are acceptable. No objection is raised to the Sevenoaks yellow stock brickwork.

The facing materials submitted are considered acceptable in order to discharge condition 2.

Details have been submitted pursuant to **condition 3**: The design and location of privacy screens and means of enclosure for the proposed roof terraces shall be submitted to and approved by the Council, and the approved screens and means of enclosure shall be provided before the residential part of the building is occupied, and shall be permanently maintained thereafter.

The privacy screen details to the external balconies are considered acceptable. The design and position of the metal railings and handrail would not result in a visual clutter and it accordingly, is recommended that condition 3 should be discharged.

## **Disclaimer**

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