

Delegated Report		Analysis sheet		Expiry Date:		02/06/2006	
		N/A / attached		Consultation Expiry Date:			
Officer				Application Number(s)			
Stuart Minty				2006/1273/P 2006/1277/L			
Application Address				Drawing Numbers			
257-259 Pentonville Road London N1 9NL				Refer to draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		Date:		
Proposal(s)							
i) 2006/1273/P - The erection of a single-storey rear extension at 1st floor level involving the demolition of existing lean-to rear extension at 1st floor level, and infill of a window opening at rear ground floor level to existing drinking establishment (Class A4)							
ii) 2006/1277/L - Various internal and external alterations/ refurbishment works involving the erection of a single-storey rear extension at 1st floor level to replace the existing lean-to rear extension at 1st floor level, and infill of a window opening at rear ground floor level.							
Recommendation(s):		1) Grant Full Planning Permission 2) Grant Listed Building Consent					
Application Type:		1) Full Planning Permission 2) Listed Building Consent					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	04	No. of responses	00	No. of objections	00
Summary of consultation responses:		No objections have been received Two site notices were posted on the site (20/04/2006), Expiring 11/05/2006					
CAAC/Local groups* comments: <small>*Please Specify</small>		The Kings Cross CAAC have raised no objection, raising comment that the <i>'proposed elevation of the extension is very weak and should be improved as its quite visible'</i> .					

Site Description

The application site relates to No's 257-259 Pentonville Road known as Sahara Nights Public House, located on the south side of Pentonville Road. The property comprises of three storeys including basement area, and has a rear first floor roof terrace. The property is a Grade II Listed building, and is located within the Kings Cross Conservation Area.

Relevant History

None of relevance

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 Unitary Development Plan 2000

RE1 – Environmental Quality and regeneration; RE2 – Residential amenity and environment; EN1 – General environmental protection and improvement; EN13 – Design of new development; EN14 – Setting of new development; EN19 – Amenity for occupiers and neighbours; EN21 – Alterations to existing buildings; EN22 – Extensions to existing buildings; EN31 – Character and appearance of conservation areas; EN38 – Preservation of Listed Buildings; EN40 – Restoration of listed buildings; CL3 – Assessment of applications in the Central London Area.

Revised Deposit Draft as amended by the Proposed Modifications agreed by the Council's Executive on 11th January 2006

SD6 – Amenity for occupiers and neighbours; B1 – General Design Principles; B3 – Alterations and extensions; B6 – Listed buildings; B7 – Conservation areas;

Assessment

The application seeks permission for the following: -

- a) Internal alterations to the basement and ground floor
- b) Internal alterations to the first floor.
- c) Infill existing window at lower ground floor level.
- d) Single-storey rear extension to be erected on the 1st floor terrace involving the demolition of existing lean-to rear extension at 1st floor level

a) The proposals for the ground floor and basement are summarised as follows:

- Removal of existing bar, seating and food counter. The installation of a new bar, seating, stage, DJ booth and ticket office
- Minor alterations to the plan form of the toilets
- Replacement of steps to mezzanine level
- Replacement of steps down to basement level
- Replace seating in basement.

The ground floor and basement contain no features of historic interest, as the pub has been completely stripped-out. The listed building description notes that the pub was completely stripped out on inspection in 1995. Since 1995 the pub has re-opened several times with modern refits. The proposals for the ground, 1st and basement floors are essentially to replace elements of the modern refits such as bars and seating.

The essential plan form of the pub is being retained in the proposals. No historic features are being lost in the proposals and the replacement features will not have any harm on any historic fabric. These part of proposals are therefore considered acceptable.

b) The proposals for the first floor are summarised as:

- Replacement seating
- New DJ booth
- Replacement bar servery
- Removal of walls
- Installation of viewing window.

Like the proposals for the ground floor these proposals are considered acceptable, as there are no features of historic interest on the first floor. All walls that are proposed to be removed are all non-historic partitions.

c) Photographs taken from both inside and outside of the building have been submitted of the existing window at the rear at lower ground floor level. This window is not an original feature, and its infill is considered acceptable.

d) The application proposes a single storey first floor rear extension, replacing an existing lean-to extension structure, which provides access to the roof garden/terrace. The proposed extension has been revised in reduced form following discussions with officers. The original scheme was D: 1.7 and W: 8.8 metres and would have resulted in the covering of some original windows on the rear elevation. The revised extension would project 1.7 metres and be 6 metres in width, providing new WCs and a part extension to the kitchen. The existing windows would remain. A new timber bin store is also proposed.

The demolition of the existing lean to extension is considered acceptable, as it is non-historic fabric. On balance, the erection of the single storey extension is considered acceptable as it is on the rear elevation, which has been substantially altered, and will terminate one storey below eaves.

The flank wall of the adjoining property to the east 207-215 projects significantly past the established

rear building line of the application site, and therefore the extension would have create no harmful impact here. Due to the distance from the development and the lack of any facing windows, there would be no impact to the flank wall of the Thameslink building to the west. To the rear lies a number of commercial properties in St Chad's Place including the Travelodge Hotel and the Thameslink railway line. The extension would have limited visibility from this aspect and at street level and overall is not considered to have any harmful impact on the adjoining properties or the character and appearance of the conservation area.

Conclusion

Given all of the aforementioned the various internal and external alterations/works are considered acceptable and the grant of planning permission and listed building consent are accordingly recommended subject to conditions

Note of Unauthorised Enforcement Works

While on-site significant unauthorised works were noted. These included very unsightly large air conditioning units and piping on the front elevation. Other unsympathetic unauthorised works include piping through a windowpane on the front elevation leading to a large internal air conditioning unit that is visible from the outside. Details will be disclosed to the Councils Enforcement section and the applicants will be advised of this via an informative on the decision notice.

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