

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		12/05/2014	
		N/A		<b>Consultation Expiry Date:</b>		24/04/2014	
<b>Officer</b>				<b>Application Number(s)</b>			
Fergus Freaney				2014/1955/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
366 Gray's Inn Road London WC1X 8BE				See decision notice			
<b>PO 3/4</b>		<b>Area Team Signature</b>		<b>C&amp;UD</b>		<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>							
Alterations to include installation of emergency escape staircases and replacement windows/doors at rear elevation; repainting of window frames and masonry at front elevation of office.							
<b>Recommendation(s):</b>		Grant Planning Permission					
<b>Application Type:</b>		Full Planning Permission					
<b>Conditions or Reasons for Refusal:</b>		Refer to Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>02</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
				No. electronic	<b>00</b>		
<b>Summary of consultation responses:</b>		Site notice: 03/04/2014 – 24/04/2014 Press notice: 03/04/2014 – 24/04/2014  No comments received					
<b>CAAC/Local groups comments:</b>		King's Cross CAAC – No comments received.					

## Site Description

The site is located on the east side of Gray's Inn Road. It comprises a three storey end of terrace property. The site is not listed, but is within the King's Cross Conservation Area.

## Relevant History

2005/0590/A - Display of non-illuminated directional sign at ground floor level on the flank wall.  
*Approved 11/04/2005*

2004/1147/A - Display of wall mounted sign above first floor level. *Refused 01/04/2004*

## Relevant policies

### LDF Core Strategy and Development Policies

CS5 – Managing the impact of growth and development

CS14 – Promoting high quality places and conserving our heritage

DP24 – Securing high quality design

DP25 – Conserving Camden's heritage

DP26 – Managing the impact of development on occupiers and neighbours

**Camden Planning Guidance 2011/2013 (CPG1: Design; CPG6: Amenity)**

**King's Cross Conservation Area Statement**

**NPPF**

## Assessment

**Proposal:** Permission is sought for the following:

- Alterations to current fire-escape at the rear elevation to remove the existing staircase, and install new staircases in a different location.
- Replacement of windows with doors at first and second floor level to allow for emergency escape.
- Alteration to a door at ground floor level on the rear elevation, installation of secondary gate at north east west elevation.
- Repainting of windows on all elevations and masonry on the front elevation.

### Assessment:

The proposal consists of a number of minor works, all of which are considered to be acceptable. The existing fire escape arrangement sees a set of stairs lead from the second floor level to the first floor roof, with a ladder and spiral staircase leading down to the ground.

This arrangement would be simplified by moving the staircase slightly north to a different window (replaced with a door) which leads down to the ground floor roof, with a new spiral staircase leading down to the ground.

The new high level fire-escape stairs would be less visible than existing as they would be set further within the site, away from St Chads Place and closer to the blank facades of the Scala building. There would be no potential for overlooking into habitable rooms as there are no residential properties adjacent to the site.

The various other alterations towards the rear of the building, such as replacing windows with doors are very minor in nature and do not harm the character or appearance of the building.

The proposed repainting of the window frames and masonry would be considered a minor operation under Class C of Part 2 of the GPDO 1995 (As Amended) and as such do not require planning permission.

**Recommendation: Grant Planning Permission**