

Delegated Report		Analysis sheet		Expiry Date:		25/08/2014	
		N/A / attached		Consultation Expiry Date:			
Officer				Application Number(s)			
Fergus Freaney				2014/4259/P			
Application Address				Drawing Numbers			
366 Gray's Inn Road London WC1X 8BE				See decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Creation of additional timber gate to separate the entrances between the office use and TFL for each access.							
Recommendation(s):		Grant Planning Permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	02	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Site notice: 03/04/2014 – 24/04/2014 Press notice: 03/04/2014 – 24/04/2014 No comments received					
CAAC/Local groups* comments: *Please Specify		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

2014/1955/P - 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.

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 alterations to a previously approved scheme to implement an additional entrance gate within the side elevation.

Assessment:

Permission was recently granted for various works to the building to include a new timber entrance gate at the side elevation on St Chad's Place. The proposal would see an additional timber gate installed adjacent to the approved gate.

The proposal is considered to be acceptable and is a very modest alteration to the approved plans. The gate is not overly visible and does not harm the appearance of the host building or wider conservation area, nor the amenity of neighbours.

Recommendation: Grant Planning Permission