

Delegated Report		Analysis sheet		Expiry Date:		22/10/2014	
		N/A		Consultation Expiry Date:		02/10/2014	
Officer				Application Number(s)			
Sam Watts				2014/4377/P & 5159/P			
Application Address				Drawing Numbers			
257 Pentonville Road Big Chill London N1 9NL				See decision notice.			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Erection of a first floor rear extension at terrace level.							
Recommendation(s):		Grant planning permission. Grant Listed Building Consent.					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	09	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Press notice displayed from 11/09/2014 – 02/10/2014 Site notice displayed from 11/09/2014 – 02/10/2014 No responses received.					
CAAC/Local groups* comments: *Please Specify		Kings Cross CAAC made no comments.					

Site Description

The application site relates to Nos 257-259 Pentonville Road known as The Big Chill Public House, located on the south side of Pentonville Road. The property comprises of three storey 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. It is noted as a positive contributor in Kings Cross/ St Pancras Conservation Area Statement.

Relevant History

9170181: listed building consent **granted** to demolish The Bell Public House. 15/10/1992

9170182: listed building consent **granted** to demolish The Bell Public House. 15/10/1993

PSX0104612: pp **granted** for the installation of six new floodlights to the front elevation only, to be located on the flat roof at first floor level, behind the existing parapet. 24/07/2001

LSX0104613: lbc **granted** for external alterations including installation of new floodlighting to the front elevation only (to be located on the flat roof at first floor level, behind the existing parapet) and repainting of the front and flank (side) wall elevations. Removal of existing ironwork around window cill to one window at second floor level. 24/07/2001

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) – **Granted 31/05/2006**

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. – **Granted 31/05/2006**

2006/4728/L- Works in connection with the construction of an extension at rear first floor level and erection of new external staircase to existing public house (Use Class A4). – **Granted 22/12/2006**

2006/4733/P - Construction of extension at rear first floor level and erection of new external staircase to existing public house (Use Class A4). – **Granted 22/12/2006**

Relevant policies

LDF Core Strategy and Development Policies:

CS1 – Distribution of growth

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 neighbour

Camden Planning Guidance:

CPG1 – Design (2013)

CPG6 – Amenity (2011)

National Planning Policy Framework (2012)

London Plan (2011)

Assessment

Proposal:

The proposal is for the construction of a first floor rear extension at terrace level.

Amendments:

The original proposed involved converting two of the surviving three original windows into doors. This was seen as an excessive and unnecessary change, leading to loss of fabric and plan form and as such would have been detrimental to the appearance of the building and wider conservation area and as such would be contrary to DP24 and DP25 and guidance in CPG1.

Design:

The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy DP24 and DP25 are relevant to the application: development should consider the character, setting, context and the form and scale of neighbouring buildings, and the quality of materials to be used.

CPG1 states the main considerations for extensions being character and design of the property and surrounds, windows, doors and materials and rear extensions secondary to main building. The proposed extension will not be visible from the street and therefore the proposal is considered acceptable in terms of street scene. Materials to match the existing property will be used to construct the extension and this can be imposed via a consent condition to ensure compliance. The extension does not exceed this existing rear elevation and will fit in alongside the main building. The proposal is therefore considered visually acceptable.

Amenity:

The proposed side extension is single storey and the impact on amenity for the neighbouring properties in terms of loss of light, outlook and daylight is deemed acceptable. The proposal is therefore considered to be in compliance with DP26 and guidance in CPG1.

Recommendation: Grant planning permission