

Address:	The Lion 2 Britannia Street London WC1X 9JE		6
Application Number:	2013/6916/P	Officer: Hugh Miller	
Ward:	Kings Cross		
Date Received:	24/10/2013		
Proposal: Change of use from A4 (Drinking Establishment) and erection of mansard roof, including erection of 3-storey infill side extension (south side) plus lowering of the existing basement floor to provide 4x 2 bedroom and 4x 1 bedroom dwellings (Class C3).			
Drawing Numbers: Location plan; EX-FF - 100 A; EX-FF - 101 A; EX-FF - 102 A; EX-FF - 103 A; EX-FF - 104 A; DEM - 000 A; DEM - 001 A; DEM - 002 A; DEM - 003 A; DEM - 004; EL - 110 A; EL- 111 A; EL- 112 A; SE- 113 A; SE- 114 A; SE- 115 A; FF-100 C; FF-101 B; FF- 102 A; FF- 103 A; FF- 104 B; FF -105 B; EL-120 C; EL-121 C; EL - 122 B; SE – 123 B; SE- 124B; SE - 124 B; SE - 125 C; DT-101; DT-102; S80 (01/11) Syntegra Consulting / Internal Daylight Analysis April 2014; Basement Impact Assessment, Eastwood & Partners 36131-001(2), September 2013; Aaran Acoustics, September 2013; Daylight & Sunlight Report, MES Energy Services, 16 th October 2013; Design & Access Statement.			
RECOMMENDATION SUMMARY: Grant planning permission subject to s106 legal agreement			
Applicant:		Agent:	
Mr Mike Penkethman 36 Acreman Street Sherborne Dorset DT9 3NX		Drew Planning & Development 86 Calbourne Road London SW12 8LR	

ANALYSIS INFORMATION

Land Use Details:			
	Use Class	Use Description	Floorspace
Existing	A4	Drinking Establishments	411m ²
Proposed	C3	Flats	755m ²

Residential Use Details:										
	Residential Type	No. of Bedrooms per Unit								
		1	2	3	4	5	6	7	8	9+
Existing	Flat/Maisonette									
Proposed	Flat/Maisonette	4	4							

OFFICERS' REPORT

Reason for Referral to Committee: This application is being referred to the DC Committee because it involves the creation of eight residential units from the change of use of an existing building (clause iii). It also requires a Section 106 agreement for matters outside the scheme of delegation.

1. SITE

- 1.1 A basement plus 3-storey public house building (Golden Lion) located at the junction of Britannia Street and King's Cross Road. The building formally closed in June 2013. The subject building forms part of the mixed use retail parade that lies on the south side of King's Cross Road. The application site is also on the north-east boundary with Islington, and in the Central London Area.
- 1.2 The building is located within the Kings Cross Conservation Area and has been identified as making a positive contribution. The host building in terms of its detailed design and appearance is considered as a Heritage asset in accordance with NPPF 2012. The building forms a bookend to the two sets of neighbouring buildings that form the terrace. It has an irregular footprint with flat roof set below high parapet wall and is of a lower height to both the older and recently established buildings that form the terraces within King's Cross Road and Britannia Street.
- 1.3 The principal use is as drinking establishment (Class A4) on its ground floor level, with basement storage plus additional bar/ function room at first floor level and ancillary residential use (staff) on the second floor level. At the ground floor level on the south side lies a yard with vehicle access and gates which appears to be used for parking of a motor vehicle.

2. THE PROPOSAL

Original

- 2.1 Change of use from A4 (Drinking Establishment) and erection of mansard roof and 3-storey infill side extensions, including lowering of the existing basement floor to provide 5x 2 bedroom and 3x 1 bedroom dwellings (Class C3).

Revision 1- No re-consultation owing to minor amendment

- 2.2 The windows in the mansard elevations were changed to incorporate arched windows in the middle (north side) with rectangular windows at each end of both principal elevations; the pitch of the mansard adjusted to 70/30 degree pitch and retention of window openings in the front elevation.

Revision 2 – No re-consultation owing to minor amendment.

- 2.3 The shopfront details of secondary glazing to ground floor elevations; revised layout of the bedrooms at basement floor level, addition of new window; including submission of daylight/sunlight report. Following internal daylight study, the unit mix amended.

3. **RELEVANT HISTORY**

- 3.1 January 1979 - Planning permission granted - Construction of new doors in Britannia Street and King's Cross Road Street level frontages; ref. L15/10/1/27628,
- 3.2 September 1973 – Planning permission refused - The temporary change of use of the first and second floors from a Public House with living accommodation to offices; ref. L15/10/1/17004
- 3.3 4-26 Britannia Street
April 2004 - Planning permission granted - Change of use from offices/warehouse of (part) ground and first floor levels to provide 5x residential units and associated alterations including new lift and refuse store at western end of building; and subject to s106 legal agreement; ref. 2003/0804/P
- 3.4 165-171 Kings Cross Road
January 2002 - Planning permission granted - redevelopment of vacant site to provide hostel accommodation (17 bed spaces comprising of 13 single and 2 double bedrooms) and 3 x 1 bedroom flats (Class C3) for use as affordable housing; ref. PS9904273.

4. **CONSULTATIONS**

4.1 **Conservation Area Advisory Committee**

The Kings Cross CAAC – Objection

Object to the change of use, addition of mansard roof, and habitable use of basement.

No objection in principal to existing upper floors being used as residential, or a side extension to the South elevation.

The building makes a positive contribution to the Conservation Area, and this proposal attempt to add value on all sides. The proposed mansard roof is a wholly inappropriate addition that detracts from the building's architectural integrity. The existing use of ground floor as the Kings Cross Social Club A4 (Drinking Establishment) is appropriate given its location. Concern that residential use for either ground floor or basement would provide poor quality accommodation with either little daylight or privacy, and should be resisted.

Concern that the proposal will have a detrimental effect on the Conservation Area.

4.2 **Other groups**

Campaign for Real Ale (CAMRA) North London Branch – Objection

Concern about the loss of the Borough's public houses converted into private accommodation. The nearby Hansler Arms has already been lost.

The area looks good, there are lots of well-kept historic buildings and new development, but, tellingly, many of them look unlet and have boards up.

The privately owned Queens Head in Acton Street is doing very nicely but the pub that was Swinton's now the King's Cross Arms lays forlorn on the immediately parallel street one to the north.

It is also a lovely example of its type on an acute angle between 2 streets.

4.3 Adjoining Occupiers

<i>Number of letters sent</i>	<i>28</i>
<i>Total number of responses received</i>	<i>1</i>
<i>Number of electronic responses</i>	<i>1</i>
<i>Number in support</i>	<i>0</i>
<i>Number of objections</i>	<i>1</i>

Plus Site Notice expired on 12/06/2014 & press advert expired 12/06/2014

31a Acton Street – Objection

Concern about the loss of the commercial /drinking unit at this location. King's Cross Road has shops, cafes and restaurants, many of which seem to be viable businesses, including some which have opened in recent years.

The Queen's Head pub on Acton Street is a good example of how an underused pub can become busy and popular (and without causing undue disturbance to local residents) with the right type of business idea and management.

5. POLICIES

5.1 LDF Core Strategy and Development Policies

CS1 – Distribution of growth

CS3 - Other highly accessible area

CS5 – Managing the impact of growth and development

CS6 – Providing quality homes

CS9 - Achieving a successful Central London

CS10- Supporting community facilities and services

CS11 – Pedestrian and cycling

CS13 - Tackling climate change through promoting higher environmental standards

CS14 – Promoting high quality places and conserving heritage / conservation areas.

CS19 - Delivering and monitoring the Core Strategy

DP2 – Making full use of housing

DP5 – Housing size mix

DP6 - Lifetimes homes and wheelchair housing

DP15- Community and leisure uses

DP16 - The transport implications of development

DP17 – Walking, cycling and public transport

DP18 – Parking standards

DP19 - Impact of parking
DP20- Movement of goods and materials
DP21- Development connecting to the highway network
DP22 - Promoting sustainable design and construction
DP23- Water
DP24 – Securing high quality design
DP25 – Conserving Camden’s heritage / conservation areas
DP26 - Managing the impact of development on occupiers and neighbours
DP27- Basements and lightwells

5.2 **Supplementary Planning Policies**

Camden Planning Guidance (**CPG**) 2011/2013.

CPG1/ Design, CPG2/ Housing, CPG3 / Sustainability, CPG4/ Basements and lightwells, CPG5/ Town Centres, Retail and Employment, CPG6 /Amenity, CPG7 /Transport, CPG8/ Planning obligations,

Kings Cross Conservation Area Statement 2003

5.3 **National Planning Policy Framework (27.3.12) The London Plan (July 2011)**

6. **ASSESSMENT**

6.1 The principal considerations material to the determination of this application are summarised as follows:

- The proposed loss of the public house (Class A4) and the principle of the replacement residential use,
- Residential standards / quality of new residential units,
- Basement
- Design
- Residential amenity
- Sustainability/ Biodiversity
- Traffic and parking, servicing, cycling parking and refuse storage
- Other matters / Section 106 legal agreement

Principle of the development and loss of A4 use

6.2 Policy DP15 (Community and leisure uses) refers to the loss of public houses (Class A4) uses, particularly those that provide a community function; for example those that facilitate the provision of evening classes, clubs meetings or performances for the local residents. The policy states that the Council will resist the loss of public houses that provide facilities used by the community unless it can be demonstrated that alternative provision can be made elsewhere or that the premises are no longer economically viable.

6.3 The public house is vacant and does not offer any community facilities as specified in policy DP15, with the function room at first floor only previously used intermittently for private functions. Thus in absence of any existing community

provision for the resident community, it is therefore considered that the loss of the pub is acceptable subject to appropriate replacement uses.

- 6.4 Commenting on the CAAC's concern regarding loss of social club. The applicant states that the property has never been operated as a social club but was 'branded' as the "*Kings Cross Social*" which was a temporary name of the pub. There was no membership and it had no social and community use other than being a pub. No formal or organised community groups used the premises for at least the last two years prior to the pub closing its doors in June 2013. With the above in mind, the loss of the existing use is considered to have been established.

Principle of new housing

- 6.5 With regards to new housing provision Council policy CS6 states that the Council will aim to make full use of Camden's capacity for housing by **a]** maximising the supply of additional housing to meet or exceed Camden's target, and **b]** regard housing as the priority land-use. Similarly, LDF Policy DP2 (**f**) seeks to maximise the supply of additional homes in the Borough. This application proposes the provision of eight new residential accommodations and is therefore in accordance with this policy.

Housing mix and inclusive design

- 6.5 LDF policy DP5 states the Council expects a mix of large and small homes in all residential developments, which should contribute to meeting the priorities set out in the Dwelling Size Priorities Table (DSPT). The DSPT indicates that market housing with 2- bedroom units are the highest priority and most sought after unit size. The revised proposal has for 4 x 1 beds, 4 x 2 bed units, and this is considered an appropriate mix in the context of a residential conversion scheme, where constraints exist through conversions.
- 6.6 Policy DP6 requires that all new homes should comply with Lifetime Homes criteria as far as possible. The information provided indicates that all but 7 of the 16 standards would be able to be met which are generally in relation to the physical elements of the converting the historic building to residential, which would be in accordance with DP6. A condition is recommended to ensure the measures detailed are provided.

New residential accommodation & Residential space standard

- 6.7 Development Policy DP26 (h) states the Council will require developments to provide an acceptable standard of accommodation in terms of internal arrangements, dwelling and room sizes and amenity space.
- Proposed Flats 1, 2, and 3 are maisonettes comprising single and double bedrooms that range in sizes between (9.4 – 14.0sqm); and large open-plan kitchen/ dining/ living room areas range between (36.9sqm to 54sqm). Revised Flat 1 occupies 3 floors (basement, ground and first) with 2 habitable rooms, owing to the loss of 1x bedroom at basement floor level.

- Flat 1 would have single aspect views (south), whilst flats 2 and 3 would have single and dual aspect views (north and south sides) at ground floor level.
- At first floor level are Flats 4 and 5, with 2 habitable rooms each; they range in sizes between 10.4sqm-32sqm. Flat 4 would have single aspect views and Flat 5 would have dual aspect views.
- Flat 6 has 3 habitable rooms, (single plus double bedrooms), which include a large open-plan kitchen/ dining/ living room that range in sizes (9.9sqm – 36.7sqm); and single aspect view (south).
- Flat 7 has 2 habitable rooms, a double bedroom (15.2sqm) including large open-plan kitchen/ dining/ living room (32sqm); plus dual aspects views.
- Finally, Flat 8 consists of 3 habitable rooms 2x double bedrooms (10.9sqm & 12.5sqm) and a large open-plan kitchen/ dining/ living room area (40.6sqm); with dual aspect views.

6.8 As is shown in the table below, the proposed flats are larger than the minimum as recommended by CPG; and are considered to be consistent with Councils LDF, in particular DP5, which in its justification considers that large homes should be provided. The flats would be accessed via the existing also new staircases of the host building.

Location	Flat	No. of Bedrooms Proposed	No. of Persons Proposed	Proposed size (NFA)	CPG Minimum Standards
Lower ground Ground + 1 st floor	Flat 1	1	2	138sqm	75sqm
Ground floor	Flat 2	2	4	146sqm	75sqm
	Flat 3	2	3	100sqm	61sqm
First floor	Flat 4	1	2	53sqm	48sqm
	Flat 5	1	2	61sqm	48sqm
Second floor	Flat 6	2	4	91sqm	75sqm
	Flat 7	1	2	62sqm	48sqm
Third floor	Flat 8	2	4	104sqm	75sqm

Basement floor bedrooms/ Daylight & outlook

- 6.9 The proposed basement bedrooms would receive natural light and ventilation from the low-level glazed windows within the front elevations also the pavement light. To ensure that the basement bedrooms would be adequately lit the applicant was requested to provide an Average Daylight Factor (ADF) study. The ADF study was carried out with regard to advice and standards set out within the Building Research Establishment (BRE) guidelines.
- 6.10 The results of the ADF tests indicate that 4 of the 5 bedrooms achieve the relevant ADF criteria as well as the separate no-sky line criteria. The BRE target criterion for bedrooms of 1.0% ADF; and the results range from 1.0% to 1.6% ADF and

therefore the pass criterion are met. In conclusion, it is considered that the daylight results meet the BRE criteria and therefore suitable natural light amenity would be provided for the future occupiers of the basement bedrooms.

- 6.11 Whilst outlook from the bedrooms at basement level would be limited to the high-level windows at the ground floor level, the units would provide excellent outlook at the ground floor level. In terms of outlook, it is recognised that the proposed bedrooms at the basement level would have poor outlook due to their subterranean position as they only have views across the high-level windows at pavement level. The flats however, have excellent outlook at the ground floor level.

Basement floor level

- 6.12 The existing basement floor level/ beer cellar is used as storage. It is proposed to excavate the basement floor footprint of the building to increase the internal headroom height for habitable use; from 1.6 - 3.0m an increase of approximately 1.4m. The application is accompanied by a Basement Impact Assessment (BIA) undertaken by Eastwood & Partners Consulting Engineers. The report confirms that a screening exercise was carried out in accordance with the recommendations of CPG4 (Basements) in respect of surface flow and flooding, ground water flow and slope stability. The report concluded that the excavation would not have a significant impact on **a]** Surface water flow, as the nearest surface water watercourse appears to be Regent's Canal approximately 500 m north of the site and the nearest subterranean water course is the river Fleet within a culvert around 185 m south of the site; **b]** Flooding, as the site is not within a flood zone and the risk of surface water flooding is not considered will be exacerbated by the proposed development; **c]** Groundwater flow, as the geology is Unproductive Strata and groundwater was not encountered in the borehole taken to 15 m below ground level.
- 6.13 It is considered that the basement is acceptable and in compliance with policies DP23 and DP27.

Design

Mansard roof extension plus dormer windows

- 6.14 The host building forms a terrace with nos. 165 -167 King's Cross Road on the north side and is 1 storey lower in height. Both buildings have a matching parapet wall height which defines the streetscene. Owing to the setback of the top storey at nos.165-167, the pub building has a prominent character and appearance which is important to preserve.
- 6.15 The roof mansard addition would increase the height (from 11.8m – 14.0m and increase of 2.2m) of the building; matching the height with nos. 165-167 and is considered satisfactory. It would be set back behind the raised parapet by approximately 800mm (70 and 30 degree pitch) on three sides and has been designed in order to limit its scale and visible bulk from the public realm and private views from neighbouring residential buildings.

- 6.16 The dormer window designs have been amended and would respect and be subordinate to the windows below and to the mansard roof itself. The dormer windows also retain the vertical emphases/ alignment, and add visual interest whilst not causing harm to the character or appearance of the building. The chimneys, a distinct feature of the buildings west elevation, would be retained as they provide visual interest on this prominent building.
- 6.17 The proposed mansard in terms of its design, materials and height is in general accordance with CPG roof extension guidelines for the reasons set out above, and is considered acceptable. The principle roof extension is considered acceptable due to its sensitive design, overall scale and proportions and siting within the street.

3-storey infill extension

- 6.18 On the south side facing Britannia Street, a three storey extension (6.5m w x 6.4m d x 11.3m h) is proposed to fill the gap between the host building and no.4 Britannia Street. It would set below the parapet of the host building and 4 Britannia Street. It would also setback behind the front elevation of both buildings; and therefore continues to reveal the quoins of the host building. The extension is of contemporary design and comprises Corten Steel and glazing, including Juliette balconies which together provide a light-weight appearance that would appropriately contrast with the historic host building and its neighbours as a contemporary new addition. It would be subordinate in its relationship with the host and adjacent buildings owing to its design, height, setback and appearance; and is limited to views from Britannia Street. The proposed infill extension is considered acceptable as it would not harm the appearance of the host building or the wider conservation area.
- 6.19 Other alterations to the building are relatively minor, including to alterations to windows and doors, new rendering and the provision of 2 pavement lights on the north elevation. It is considered that the proposed changes are such that they will not significantly impact on the character of the building or the former use of the building, with it still being recognisable in form as a public house. The proposed materials will match those existing and align with those which are unaffected by this proposal on the upper floors. Therefore these design alterations are considered to be appropriate and suitable given the nature of the proposed development.

Residential amenity

- 6.20 There are no overlooking issues raised to the north or south as those views are across the public highways whereby the CPG 18m distance is not applicable.
- 6.21 The accompanying daylight & sunlight report indicate that all but two windows at the rear elevation of nos.165-167 King's Cross Road are in compliance with BRE guidelines. The 2 windows (1 at 1st floor and 1 at 2nd floor) that would experience loss of sunlight are located close to the boundary of 165-167 and 2 Britannia Street. The BRE guidance considered that where windows are located unreasonably close to its own boundary they are not treated in the same way as those built a reasonable distance from the boundary. In this regards the proposal is considered acceptable.

- 6.22 The applicant has submitted an acoustic noise report which has demonstrated that the resident occupiers would not experience adverse noise disturbance; owing to the provision of secondary and double glazing of the existing and proposed extensions. The proposal is in compliance with DP26.

Refuse facilities

- 6.23 The development would have communal enclosed refuse facilities provided at the ground floor level within the new infill extension. It would be accessed from Britannia Street with separate access door which would open inward rather than on the pavement/ highway and this is considered to be satisfactory.

Sustainability/Biodiversity

- 6.24 As the scheme proposes a conversion to 8 residential units a Breeam Domestic Refurbishment pre-assessment is required. This should meet a minimum 'Excellent' score' with the usual scores in the sub-categories (minimum 60% in Energy and Water, minimum 40% in materials). The submitted appraisal indicates that a 'Excellent' score can be achieved with a total of 71.10 points. In terms of the specific categories, all three are exceeded (Energy 72.4%; Water 80% & Materials 57.8%). Furthermore, a full design stage appraisal and post-construction review will be secured via a legal agreement to ensure that all of the outlined scores are achieved.
- 6.25 In terms of renewable energy, the applicant has also provided information indicating that the conversion of the building would see considerable improvements in the U Values of the key building elements which, when coupled with the installation of Combi boilers, low energy lighting, would also appreciably reduce the energy usage of the building. The report states that the residential use would achieve a 43.4% reduction in carbon emissions. This is welcomed, aligning with LDF and London Plan (40%) targets, and will be secured in full via legal agreement.
- 6.26 The proposal would incorporate brown roofs to both the main building and the side extension; which would further enhance the buildings sustainability. Full details will be secured via condition.

Transport/highways

- 6.27 The Council's cycle parking standards require the provision of at least one cycle parking space per unit. The proposal has included the provision of 8 cycle spaces in an internal cycle store within the new side extension facing Britannia Street. This is in compliance with polices CS11 and DP17. A condition is recommended to ensure the cycle parking is provided prior to the occupation of any of the new residential units.
- 6.28 No onsite car parking is proposed for the new residential units as this is not possible due to site constraints reasons. The host building is located within a controlled parking zone and is easily accessed by public transport and is close to a wide range of amenities. The site has a Public Transport Accessibility Level (PTAL)

of 6b (excellent). Therefore, the new units are recommended to be made car-free through a Section 106 planning obligation.

Construction Management Plan

- 6.29 It is considered that due the scale and kind of development and the likely method of construction a Construction Management Plan (CMP) is considered necessary in order to mitigate any adverse impacts. This too is subject to a legal agreement.

Highway Issues

- 6.30 In order to tie the development into the surrounding urban environment, a S106 for highways works is recommended to repave the footway. This work and any other work that needs to be undertaken within the highway reservation will need to be secured through a Section 106 Agreement with the Council. The Council will undertake all works within the highway reservation, at the cost to the developer.

Other matters / Section 106 legal agreement

- 6.31 Education Contribution: All residential developments involving a net increase of 5 or more units are expected to provide a contribution towards education provision in the Borough. The contribution sought is proportionate to the size of dwellings proposed, and is not sought for single-bed units, as these are unlikely to house children. Based on the current unit numbers [4 x 2 bed units] $4 \times £2,213 = £8,852$ is sought which will be secured via S106 legal agreement.
- 6.32 Open space contribution: No open space provision is to be provided on-site. This is acceptable given the constraints; therefore a financial contribution is calculated in line with the CPG formula. This equates to £8,484, which must be secured by the s106 legal agreement.

Community Infrastructure Levy (CIL)

- 6.33 The proposal will be liable for the Mayor of London's CIL as the additional floorspace exceeds 100sqm GIA or one unit of residential accommodation. This will be collected by Camden after the scheme is implemented.

7. CONCLUSION

- 7.1 The principle of the loss of the public house is considered acceptable as there is no community function that will be lost. The proposed alternative residential accommodation is supported by the Council's top land use priority. The proposed roof extension is considered appropriate in terms of bulk, height, form and detailed design; as is the 3-storey extension on the south side. It is considered the additions will preserve the character and appearance of the existing building and the wider streetscene. The extensions would not harm neighbour amenity in terms of overlooking, privacy or day/ sun light.
- 7.2 Planning Permission is recommended subject to a S106 Legal Agreement for the following heads of terms:

- Car free
- Education contribution of £8,852
- Open space contribution of £8,484
- Financial contribution to repave footway
- Construction Management Plan
- Breeam Domestic Refurbishment 'excellent' design stage and post construction review, and meeting materials, water, energy targets.
- Energy measures

8. LEGAL COMMENTS

8.1 Members are referred to the note from the Legal Division at the start of the Agenda.

1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

2 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the Council before the relevant part of the work is begun:

a) Plan, elevation and section drawings, including jambs, head and cill, of all new window and door at a scale of 1:10 with typical moulding and architrave details at a scale of 1:1..

b) Samples and/or manufacturer's details of new facing materials to be provided on site and retained on site during

The relevant part of the works shall then be carried in accordance with the approved details

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

3 The development hereby permitted shall be carried out in accordance with the following approved plans [EX-FF - 100 A; EX-FF - 101 A; EX-FF - 102 A; EX-FF - 103 A; EX-FF - 104 A; DEM - 000 A; DEM - 001 A; DEM - 002 A; DEM - 003 A; DEM - 004; EL - 110 A; EL- 111 A; EL- 112 A; SE- 113 A; SE- 114 A; SE- 115 A; FF-100 C; FF-101 B; FF- 102 A; FF- 103 A; FF- 104 B; FF -105 B; EL-120 C; EL-121 C; EL - 122 B; SE - 123 B; SE- 124B; SE - 124 B; SE - 125 C; DT-101; DT-102; S80 (01/11) Syntegra Consulting / Internal Daylight Analysis April 2014; Basement Impact Assessment, Eastwood & Partners 36131-001(2), September 2013; Aaran Acoustics, September 2013; Design & Access Statement.]

Reason: For the avoidance of doubt and in the interest of proper planning.

- 4 The lifetime homes features and facilities, as indicated on the drawings and documents hereby approved shall be provided in their entirety prior to the first occupation of any of the new residential units.

Reason: To ensure that the internal layout of the building provides flexibility for the accessibility of future occupiers and their changing needs over time, in accordance with the requirements of policy CS6 of the London Borough of Camden Local Development Framework Core Strategy and policy DP6 of the London Borough of Camden Local Development Framework Development Policies.

- 5 Full details in respect of the brown/green roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority before the relevant part of the development commences. The buildings shall not be occupied until the approved details have been implemented and these works shall be permanently retained and maintained thereafter.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies CS13, CS15 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

- 6 Before the development commences, details of secure and covered cycle storage area for 8 cycles shall be submitted to and approved by the local planning authority in writing. The approved facility shall thereafter be provided in its entirety prior to the first occupation of any of the new units, and thereafter permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policy DP17 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel.

No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

- 3 The Mayor of London introduced a Community Infrastructure Levy (CIL) to help pay for Crossrail on 1st April 2012. Any permission granted after this time which adds more than 100sqm of new floorspace or a new dwelling will need to pay this CIL. It will be collected by Camden on behalf of the Mayor of London. Camden will be sending out liability notices setting out how much CIL will need to be paid if an affected planning application is implemented and who will be liable.

The proposed charge in Camden will be £50 per sqm on all uses except affordable housing, education, healthcare, and development by charities for their charitable purposes. You will be expected to advise us when planning permissions are implemented. Please use the forms at the link below to advise who will be paying the CIL and when the development is to commence. You can also access forms to allow you to provide us with more information which can be taken into account in your CIL calculation and to apply for relief from CIL.

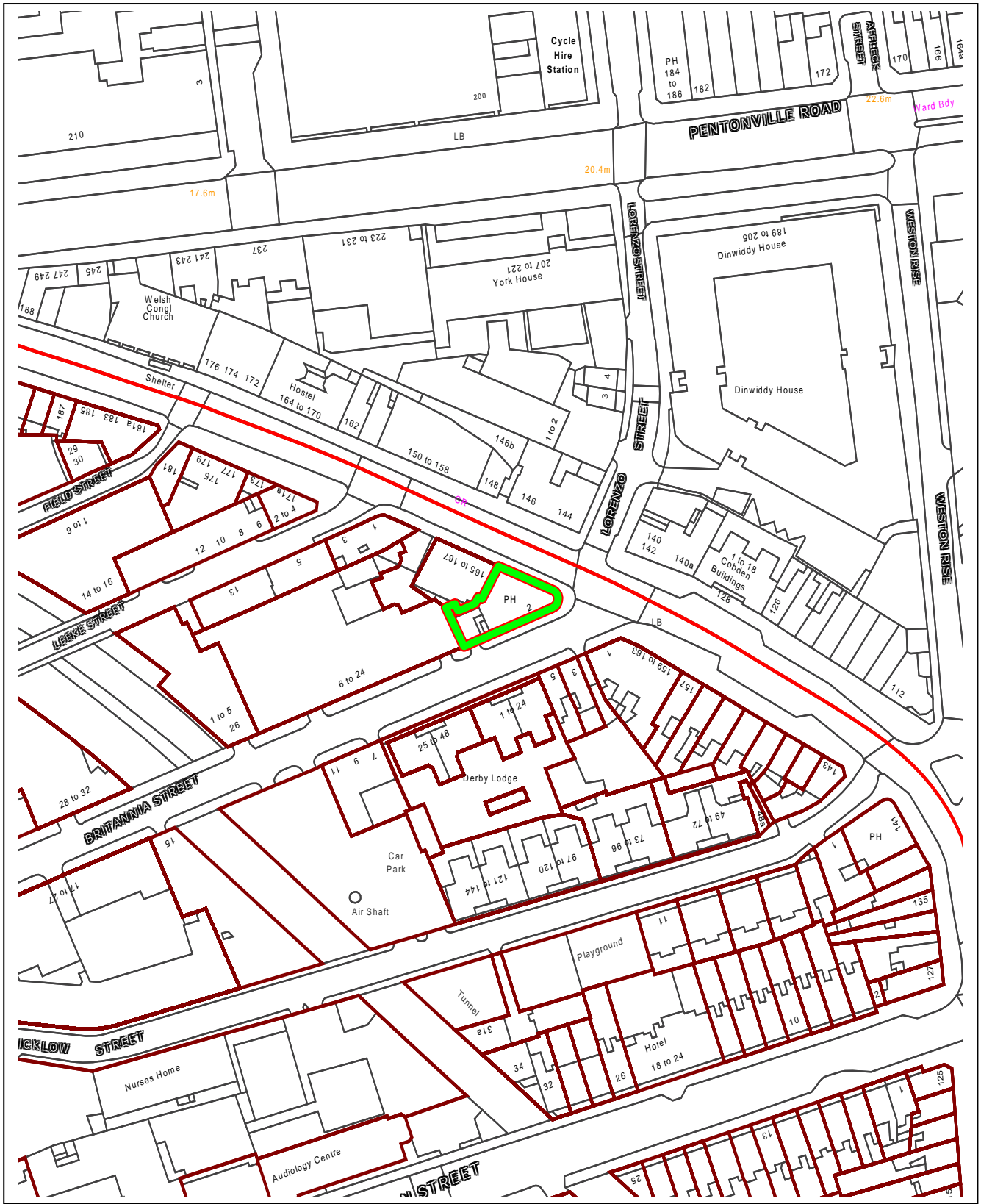
<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

We will then issue a CIL demand notice setting out what monies needs to paid when and how to pay. Failure to notify Camden of the commencement of development will result in a surcharge of £2500 or 20% being added to the CIL payment. Other surcharges may also apply for failure to assume liability and late payment. Payments will also be subject to indexation in line with the construction costs index.

Please send CIL related documents or correspondence to CIL@Camden.gov.uk

- 4 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.
- 5 Under Section 25 of the GLC (General Powers) Act 1983, the residential accommodation approved is not permitted for use as holiday lettings or any other form of temporary sleeping accommodation defined as being occupied by the same person(s) for a consecutive period of 90 nights or less. If any such use is intended, then a new planning application will be required which may not be approved.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.



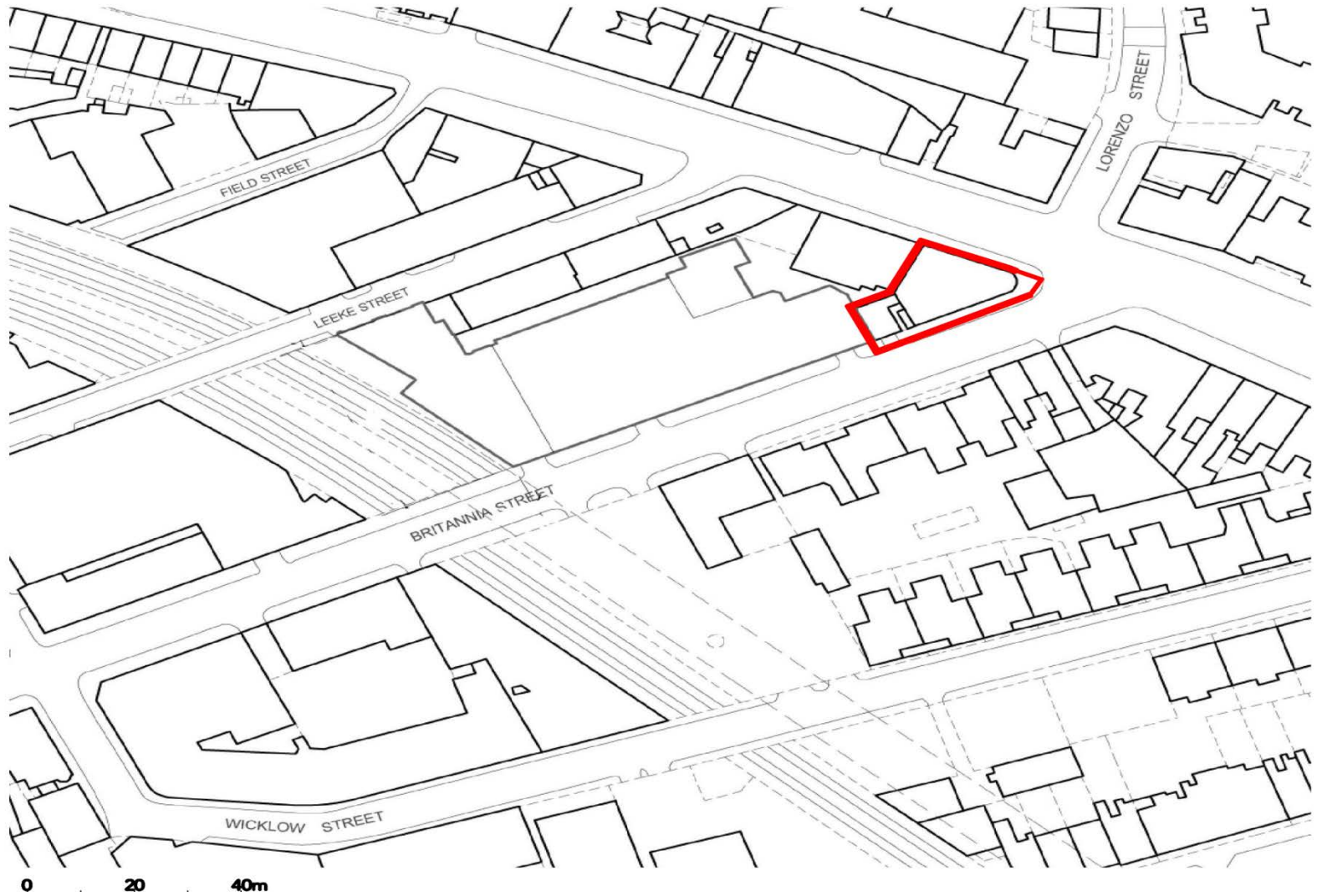
Application No: 2013/6916/P

**The Lion
2 Britannia Street
London WC1X 9JE**

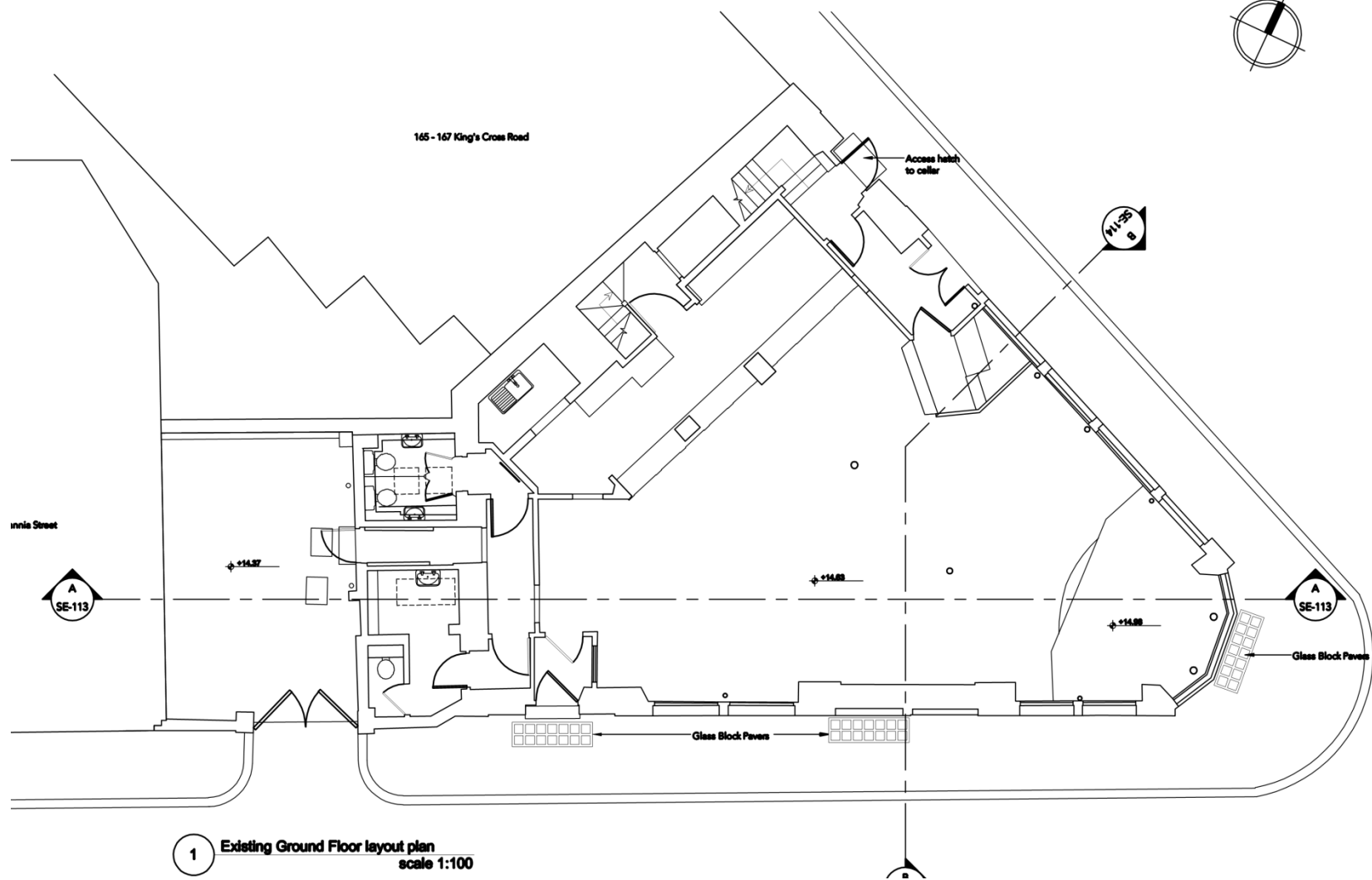
**Scale:
1:1250
Date:
6-Jun-14**



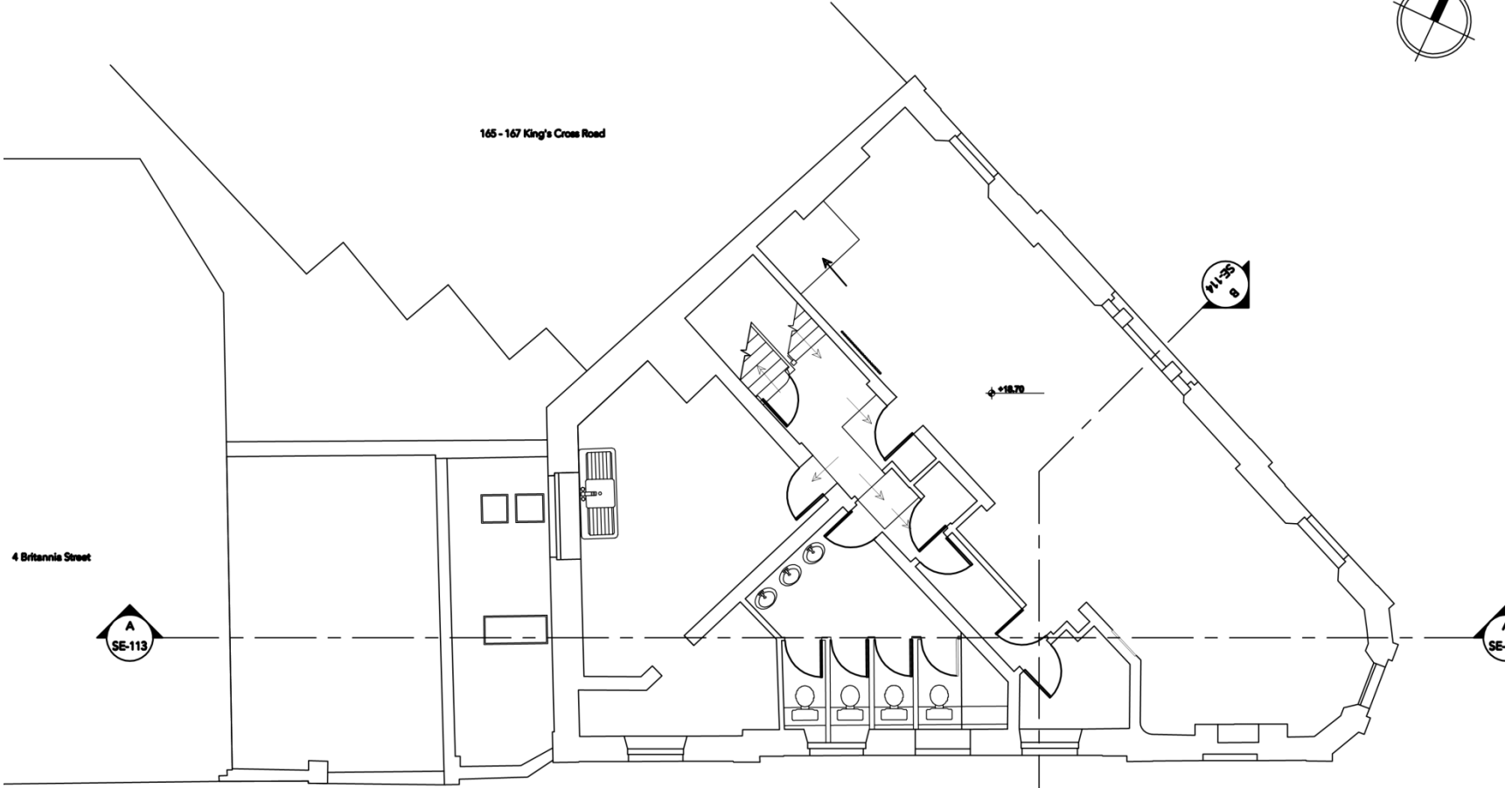
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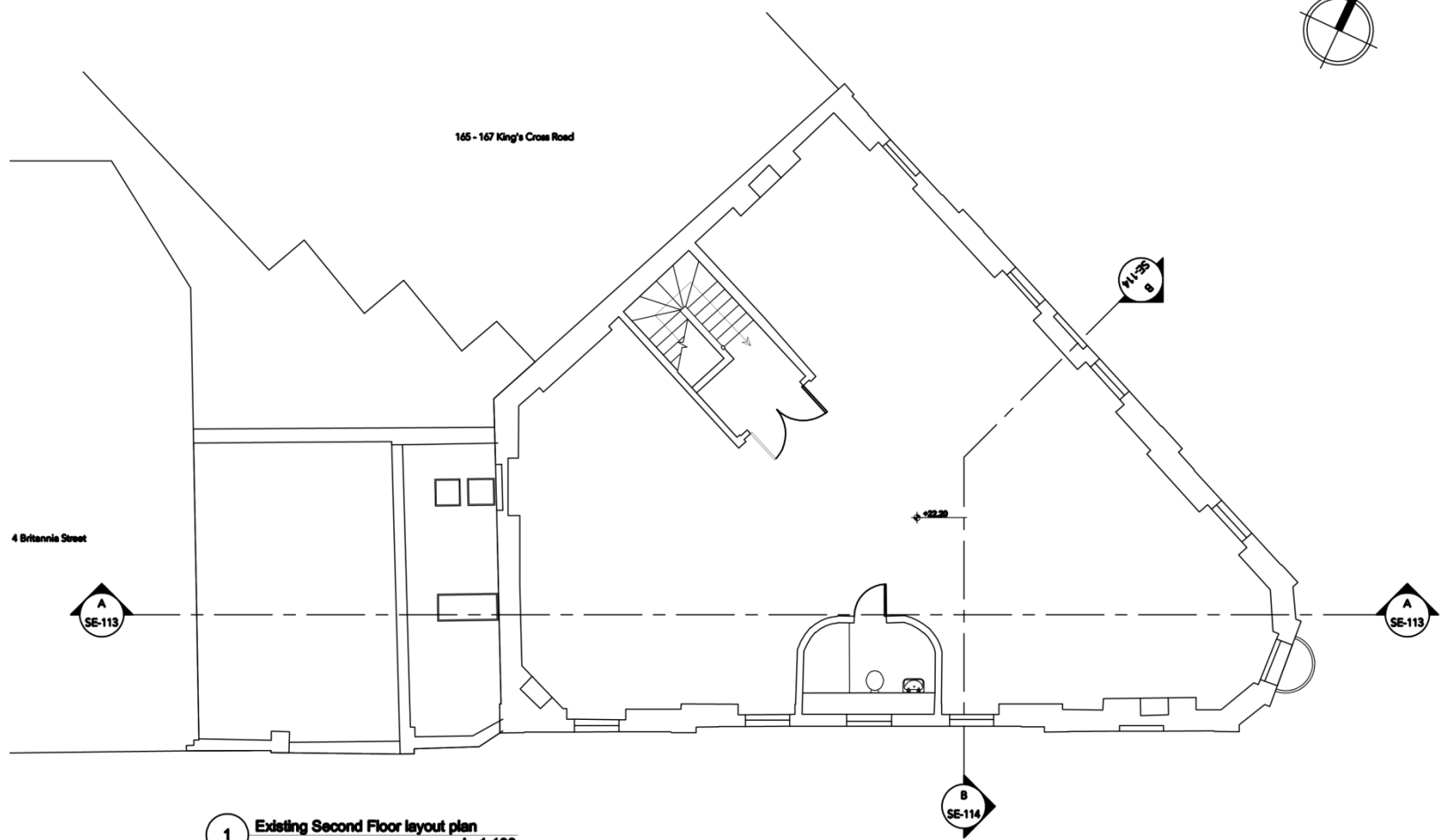
2 Britannia Street



1 Existing Ground Floor layout plan
scale 1:100



1 Existing First Floor layout plan
scale 1:100



165 - 167 King's Cross Road

4 Britannia Street

A
SE-113

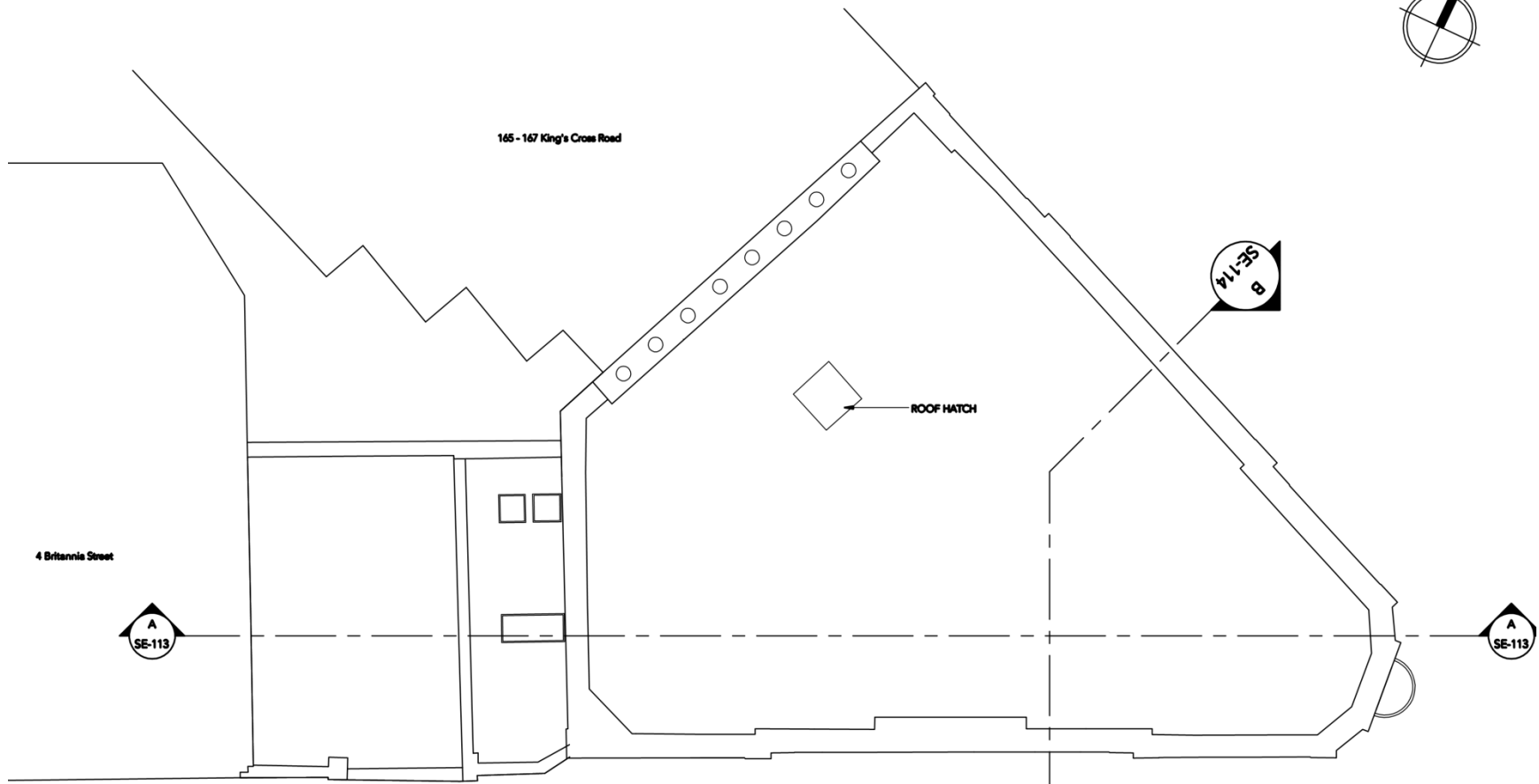
A
SE-113

M-25
B

±22.20

B
SE-114

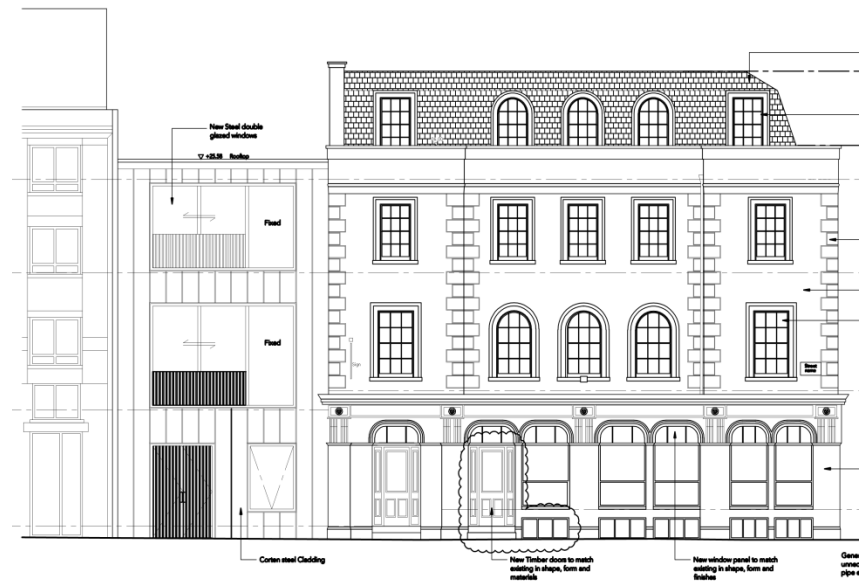
1 Existing Second Floor layout plan
scale 1:100



1 Existing Roof Floor layout plan



1 Existing South Elevation
scale 1:100



1 Proposed South Elevation
scale 1:100

Gate
unit
page 1

Proposed & Existing South Elevation

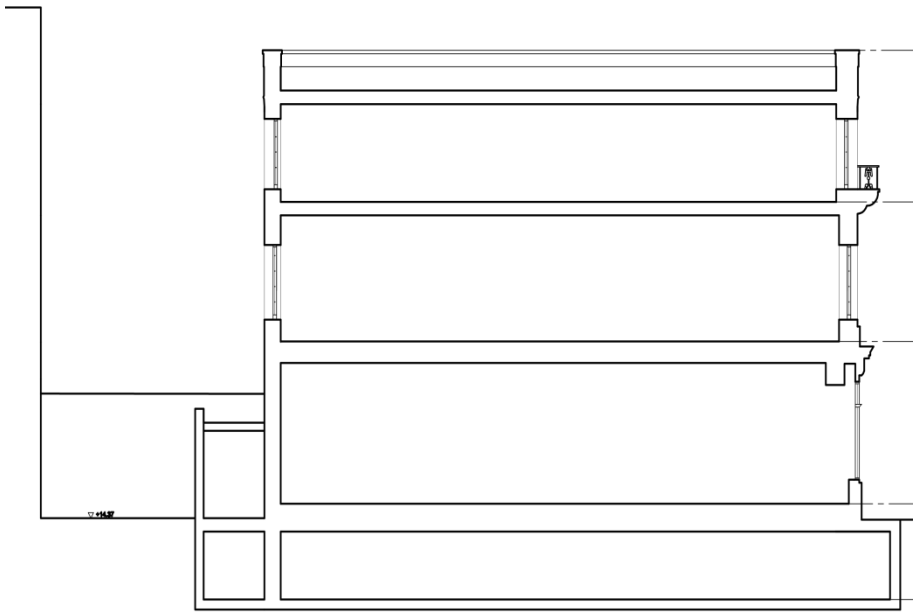


1 Existing North Elevation
scale 1:100

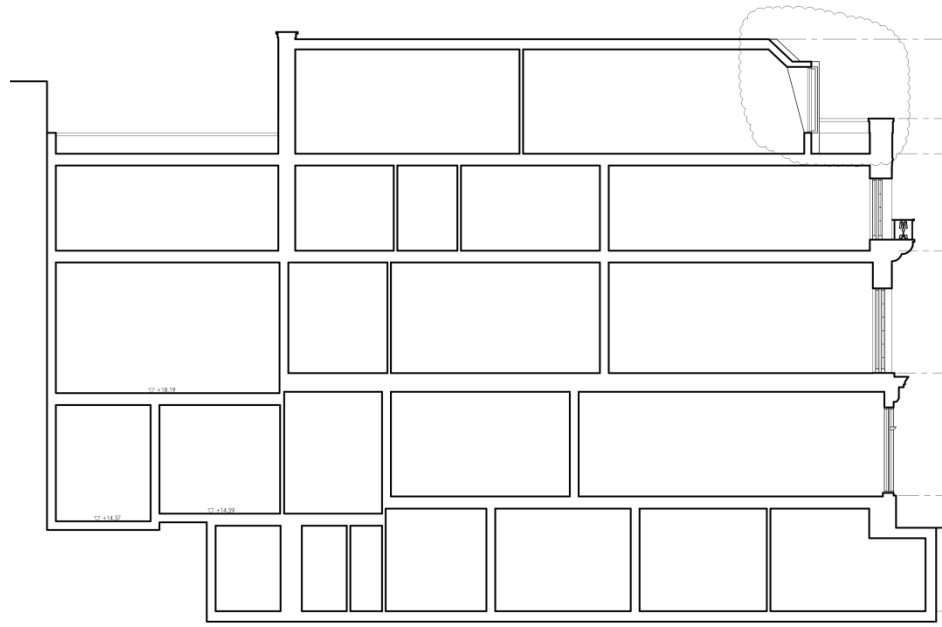


1 Proposed North Elevation
scale 1:100

Proposed & Existing North Elevation

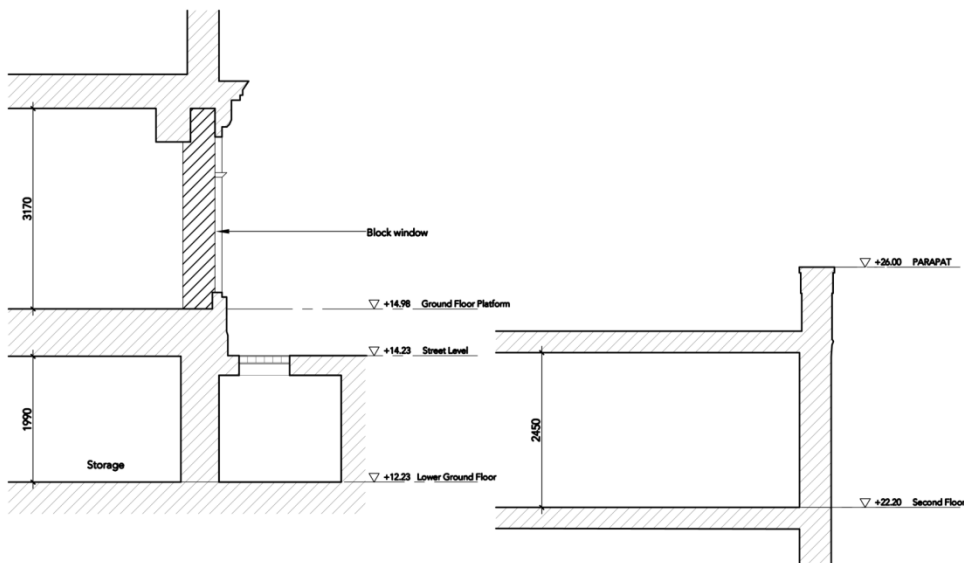


1 Section AA
scale 1:100

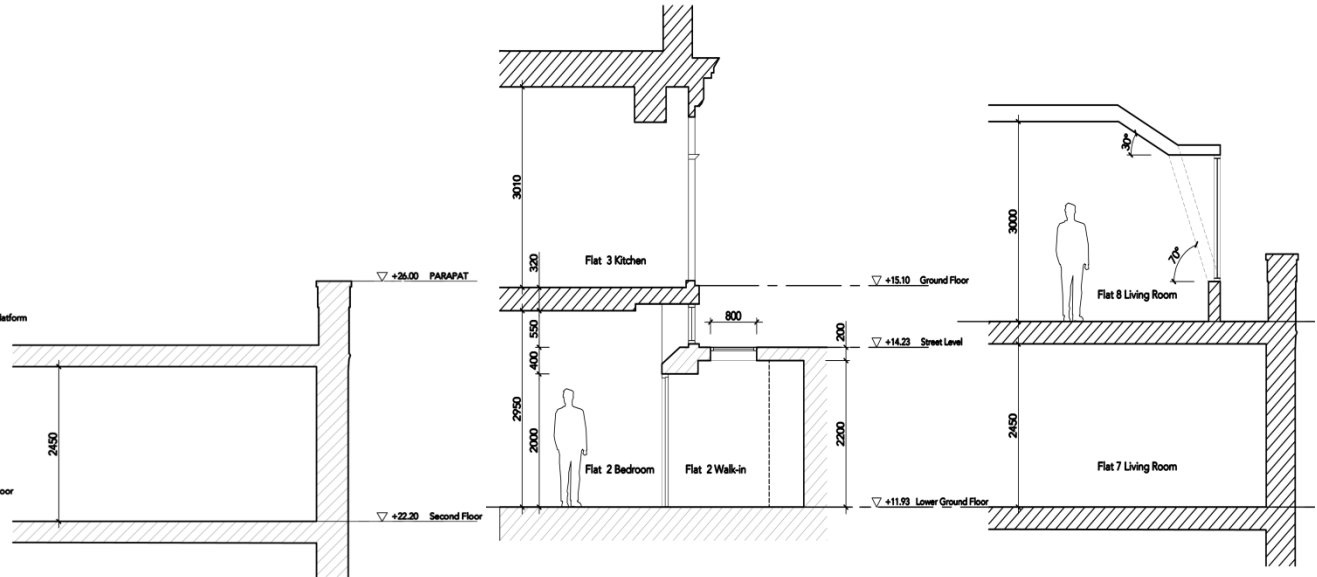


1 Section AA
scale 1:100

Proposed & Existing Section A-A



1 Existing Section through void scale 1:30

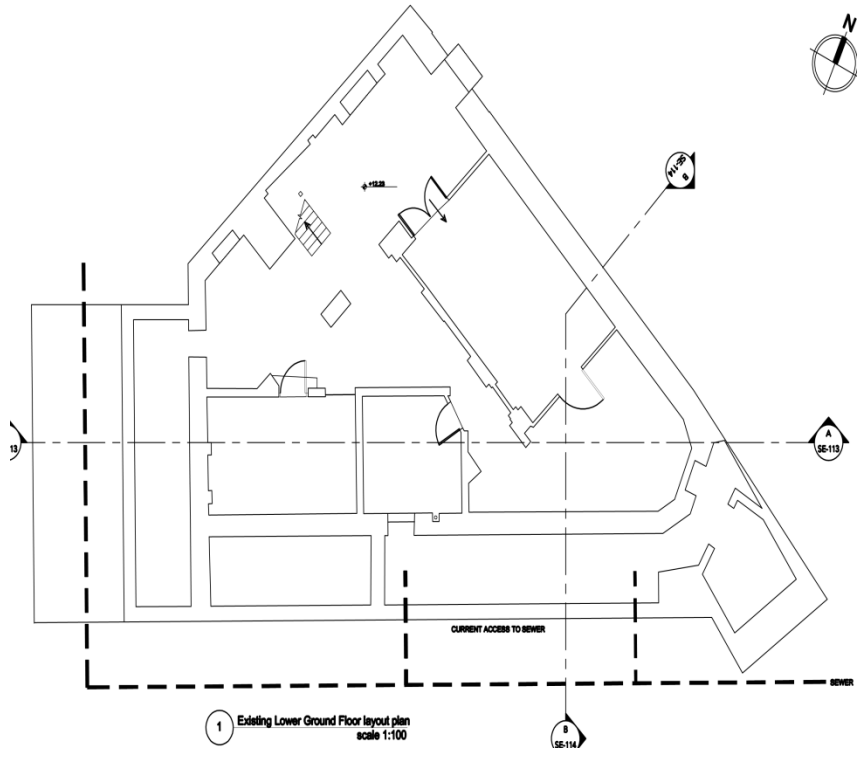
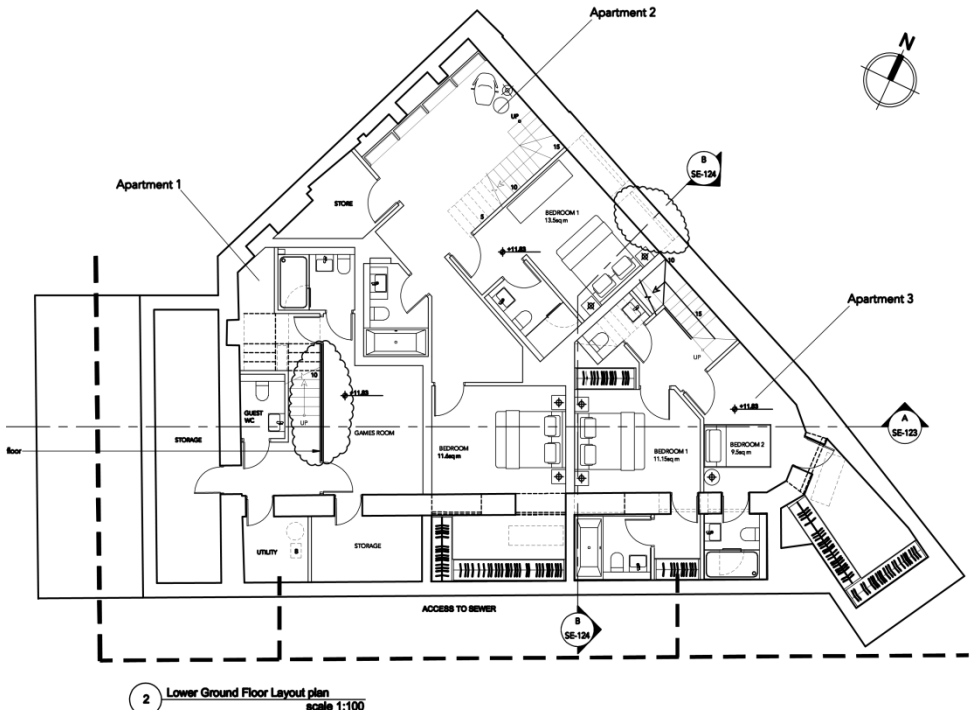


2 Existing Section through roof scale 1:30

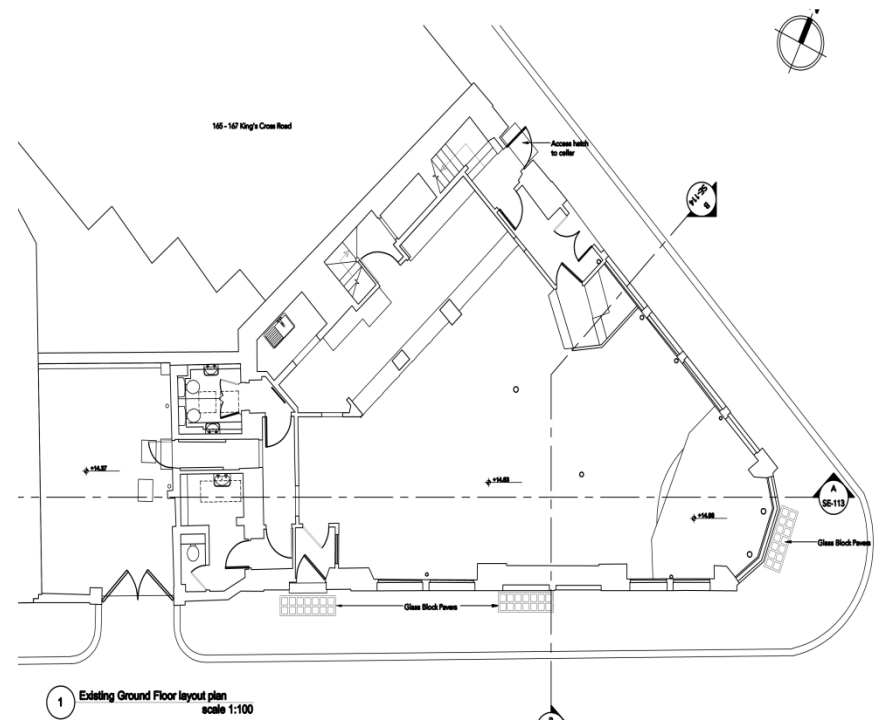
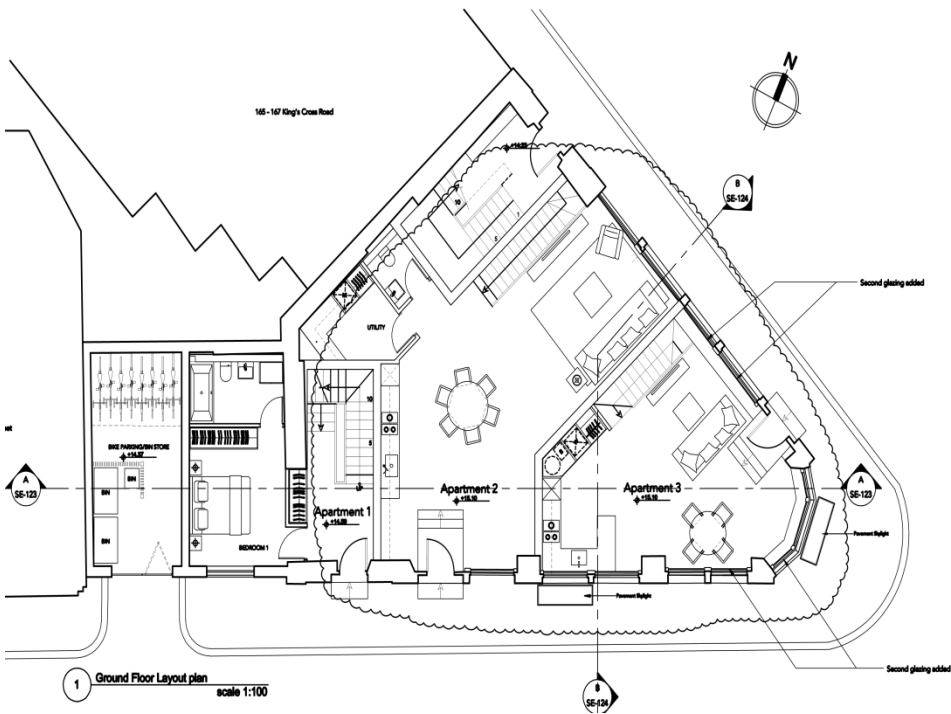
1 Section through void scale 1:30

2 Section through proposed roof scale 1:30

Proposed & Existing Sections



Proposed & Existing Lower Ground floor plan



Proposed & Existing Ground floor plans



2 Britannia St. North, South & East Elevations



2 Britannia Street & View of Derby Lodge