

Mr Christopher Wickham
Christopher Wickham Assocs
35 Highgate High Street
London
N6 5JT

Application Ref: **2015/3242/P**
Please ask for: **Kate Phillips**
Telephone: 020 7974 **2521**

25 August 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
189 King's Cross Road
London
WC1X 9DB

Proposal:
Erection of two storey rear extension (lower ground floor and upper ground floor) following demolition of existing rear extension; mansard roof extension and alterations to shopfront and openings.

Drawing Nos: L01/01; L02/01; L12/01_A; L04/01; L14/01_A; L05/01; L15/01_A

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 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 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The new vents on the front elevation of the host building shall be coloured to match the adjacent brickwork, unless otherwise agreed in writing with the Local Planning Authority.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 4 The development hereby permitted shall be carried out in accordance with the following approved plans: L01/01; L02/01; L12/01_A; L04/01; L14/01_A; L05/01; L15/01_A.

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

Informative(s):

- 1 Reasons for granting permission

The proposed mansard roof would match the roof at No. 187 and the works would therefore unite these two buildings visually. The mansard roof would be an appropriate height and, at the front, the lower roof slope would rise from behind the parapet wall. The new dormer windows at the front would also be appropriate in terms of scale and siting and they would match the windows at No. 187.

The proposed rear extension would be subordinate to the host building in terms of location, form, scale, proportions, dimensions and detailing; and this element of the scheme represents an improvement to the existing, poorly designed rear extension.

The proposed alterations to the shopfront would respect the design and architectural features of the host building and, despite the fact the glazing would be obscured, the window display would still remain the main visual element of the shopfront. Whilst the loss of the left hand side door would mean the unit would not match its immediate neighbours, there are other units within the same frontage that have a similar arrangement and therefore the impact on the street scene is acceptable.

The proposed alterations to the openings are considered to be acceptable. The resultant window to wall ratio would still be appropriate and the fenestration layout on the principal elevation (the Kings Cross side) would be improved by the removal of two small windows which do not match any other properties in the same frontage. Two small vents would be installed instead, but insofar as these would be much smaller than the existing openings and could be coloured to match the brickwork, the proposal would improve the street scene along this part of Kings Cross Road, to the benefit of the character and appearance of the Kings Cross Conservation Area.

The proposal would entail the loss of the original butterfly roof on the host building, and the rear wall would need to be built up significantly higher than the existing. The height of the chimney would also need to be raised. Whilst the loss of the butterfly roof is unfortunate, on the basis that the resultant building would match No. 187 in appearance, the impact is judged to be acceptable. The works would serve to reunite the pair of buildings, to the benefit of the character and appearance of this part of the Kings Cross Conservation Area. Raising the height of the chimney is also appropriate, so that it would match the neighbouring property and be the appropriate height for the resultant building.

The proposed works would not cause unacceptable loss of amenity to neighbouring or nearby properties with regard to sunlight, daylight, outlook, overshadowing, light pollution/spillage, privacy/overlooking, or a sense of enclosure.

Neighbouring occupiers were consulted on the application. One objection has been received prior to making this decision which has been duly taken into account prior to making this decision. The application site's planning history and relevant appeal decisions were taken into account when coming to this decision.

Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under and s.72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

The proposed development is in general accordance with Policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and Policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with Policies 7.4, 7.6 and 7.8 of the London Plan 2015; and the provisions of paragraphs 14, 17, 56-66 and 126-141 of the National Planning Policy Framework 2012.

- 2 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).

- 3 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.
- 4 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

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.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Ed Watson
Director of Culture & Environment