

Ms Elizabeth Tweedale  
Recursion Design Ltd  
74 Kensington Park Road  
London  
W11 2PL

Application Ref: **2015/3008/P**  
Please ask for: **Hugh Miller**  
Telephone: 020 7974 **2624**

15 September 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Reserved Matters Granted**

Address:

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

Proposal: Details in relation to conditions; 2a] plan, elevation and section drawings including jambs, head and cill of all new window and door with typical moulding and architrave details; 2b] Samples and manufacturer's details of new facing materials; 5 ] Green roof ; and 6 ] covered cycle store; of planning decision dated [17/11/2014] ref. 2013/6916/P for change of use from A4 use plus extensions to form residential flats.

Drawing Nos: RD-1007-PC001 A; RD-1007-PC002 A; RD-1007-PC003 A; RD-1007-PC004. RD-1007-PC-101; RD-1007-PC-102; RD-1007-PC-103; RD-1007-PC-104; RD-1007-PC-105; RD-1007-PC-106; RD-1007-PC-107; RD-1007-PC-108; RD-1007-PC-109; RD-1007-PC-110. RD-1007-PC-201; RD-1007-PC-202; RD-1007-PC-203; RD-1007-PC-204; RD-1007-PC-205; RD-1007-PC-206; RD-1007-PC-207; RD-1007-PC-208; RD-1007-PC-209; RD-1007-PC-210; RD-1007-PC-211; RD-1007-PC- 212; RD-1007-PC-213; RD-1007-PC-214; RD-1007-PC-215; RD-1007-PC-216; RD-1007-PC- 217. Green roof detail RD-1007-PC-301 Rev A; Cycle store detail RD-1007-PC-401 Rev B.

The Council has considered your application and decided to grant permission.

Informatives:

- 1 Reasons for granting permission:



Regarding Condition 2a & 2b: The design officer has reviewed the submitted detailed plan, elevation and section drawings including jambs, head and cill of all new window and door with typical moulding and architrave details; and is satisfied they are sufficient to satisfy the requirements of 2a. Similarly, no objections are raised regarding the submitted samples and manufacturer's details of new facing materials; sample of Natural slate (Sigaslate; Corten steel cladding) and these are considered acceptable satisfying condition 2b. The materials would be visible from the public realm and are considered to be suitable in terms of appearance and quality. The proposal is considered to preserve and enhance the character and appearance of the host building and Kings Cross Conservation Area.

Condition 5 - (Green roof details): - The Tree and Landscape officer has reviewed the submitted information (plans for the green roof, sectional drawings/depth of substrate also the list of proposed plants and a maintenance schedule) and is satisfied that the information is considered sufficient to demonstrate that the green roof once implemented will be maintained and is sustainable.

Condition 6 - Details of secure and covered cycle store: - The Transport officer has assessed the proposed cycle storage provision and is satisfied with the proposed cycle stands even though the floorspace is shared with the refuse storage area.

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

As such, the proposed details are in general accordance with policies CS5, CS11, and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP17, DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 6.1, 6.9, 6.13, 7.4 and 7.6 of the London Plan March 2015, consolidated with alterations since 2011; and paragraphs 14, 17, 56 -66 and 126-141 of the National Planning Policy Framework.

- 2 You are reminded that condition 7b (the details of a suitably qualified chartered engineer with membership of the appropriate professional body) of planning permission granted on 17 November 2014 (reference 2013/6916/P & Non-Material approval reference 2015/1264/P) is outstanding and require details to be submitted and 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.

Yours faithfully



Ed Watson  
Director of Culture & Environment