

AMENDED STATEMENT TO SUPPORT APPLICATIONS:

**2015/6609/P;
2015/6608/A;
2015/6743/L.**

**UNIT 1, THE LIGHTHOUSE BUILDING, 283/297
PENTONVILLE ROAD AND 368/380 GRAY'S
INN ROAD, LONDON N1 9NP**

HERITAGE, DESIGN AND ACCESS STATEMENT

ON BEHALF OF FIVE GUYS JV LTD

**TOWN & COUNTRY PLANNING ACT 1990 (AS AMENDED)
PLANNING AND COMPULSORY PURCHASE ACT 2004**

Pegasus Group

First Floor | South Wing | Equinox North | Great Park Road | Almondsbury | Bristol | BS32 4QL

T 01454 625945 | **F** 01454 618074 | **W** www.pegasuspg.co.uk

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1. INTRODUCTION

1.1 This Heritage, Design and Access Statement supports the following applications for planning permission, Advertisement Consent and Listed Building Consent for new signage and shopfront alterations at Unit 1, The Lighthouse Building, Pentonville Road, London.

- **2015/6608/A – Advertisement Consent application;**
- **2015/6609/P – which relates to submission of details of signage and shopfront required to discharge conditions 5 and 6 (a) in relation to the Five Guys unit only;**
- **2015/6743/L – Listed Building Application which includes details of new shopfront, signage and installation of louvres.**

1.2 The works are required for the occupation of the unit by Five Guys JV Limited as a restaurant and separate applications for planning permission and Listed Building Consent for the installation of HVAC equipment and internal fit out works have been approved separately.

1.3 This Statement seeks to explain and justify the design and access components of the scheme and to provide further heritage justification in relation to the Statutory Listing.

1.4 The Statement should be read in conjunction with the full architectural drawings submitted in support of the applications.

2. SITE DESCRIPTION AND LOCATION

- 2.1 The Lighthouse Building, otherwise known as 283/297 Pentonville Road and 368/380 Gray's Inn Road is a vacant property in central London. It is located at the busy intersection of Pentonville Road, Gray's Inn Road and Euston Road. Kings Cross Station is on the other side of the intersection, to the west of the building.
- 2.2 Part of the building, 295 and 297 Pentonville Road and 378 and 380 Gray's Inn Road, is Grade II Listed and it is this part of the building which the Applicant wishes to occupy at ground floor level.
- 2.3 A copy of the listing description is attached at Appendix 1.

APPENDIX 1 – HISTORIC ENGLAND LISTING DESCRIPTION

- 2.4 Notably, there is little detail relating to the ground floor. The description simply states "*shop fronts mostly altered*".
- 2.5 The entire Lighthouse Building is currently undergoing renovation and redevelopment (under planning permission ref. 2008/5358/P and Listed Building Consent ref. 2008/5366/L) to bring the vacant building back into use with retail/restaurant uses at ground floor level and offices above. As part of the works, the existing ground and three storey building was demolished and rebuilt to four and five storeys with the facades and lighthouse structure retained at the Listed part of the property. All shopfronts are therefore new as part of the redevelopment. Photographs of the existing building are attached at Appendix 2.

APPENDIX 2 – PHOTOGRAPHS OF THE SITE

- 2.6 The property is believed to have been built in 1875 to replace buildings lost during the construction of the Metropolitan Railway.
- 2.7 The building is four storeys in height at the pinnacle where Pentonville Road and Gray's Inn Road meet. This increases to five storeys towards the eastern side of the property.
- 2.8 At roof level, a distinctive 'lighthouse' feature extends above the building at its apex which is topped with a small ribbed dome and weathervane. The original purpose of this feature is not known, although links have been made with an oyster bar which occupied the ground floor which the lighthouse may have advertised.

2.9 The building has been vacant for over 20 years and in that time has become dilapidated with damage to the lighthouse and extensive graffiti. The redevelopment of the site has retained and renovated the existing historical features and added additional office space to the upper floors of the building. A new shopfront has also been installed to the ground floor and the original pillars within the unit have been retained. The new shopfront can be seen in more detail in the photographs included at Appendix 2.

3. THE PROPOSAL

3.1 The proposals have been amended to secure permission for alterations to the shopfront and the installation of signage, including three sets of individually mounted, externally illuminated, white 'FIVE GUYS' letters at fascia height (fixed to black fascia) and two internally illuminated hanging signs fixed behind the glazed shopfront. Listed Building Consent is required for the alterations.

Shopfront

3.2 Works to the shopfront include the following:

- Relocation of the entrance doors and reconfiguration from one double door to two single entrance doors on the Pentonville Road elevation;
- The shopfront as detailed in the approved elevations (drg. nos. [15.2]01 C, [15.2]02 C and [15.2]03 C) relating to planning permission and Listed Building Consent ref. 2011/5314/P and 2011/5463/L is proposed to be replaced with a new shopfront as detailed in the Proposed Elevations (drg. no. **FIV091-A410-H**);
- Black fascia banding to be fixed at fascia level as illustrated on the Proposed Elevations;
- Application of frosted vinyl to 3 no. windows (on Gray's Inn Road elevation
- Application of black vinyl on 2 no. windows on Pentonville Road elevation where there is access to the plant room)
- Installation of louvres on Pentonville Road elevation by access to plant room. New louvres to sit adjacent to existing approved louvres (which are already in place on site).

Signage

3.3 The white lettering is proposed to be fixed to the black fascia band within the shopfront on the Pentonville Road, Gray's Inn Road and Pinnacle Elevations. The lettering will be constructed of built up metal letters with opal cast acrylic rimless letter fronts mounted onto the aluminium fascia band. The lettering will be externally illuminated.

-
- 3.4 Behind the glazing two internally illuminated signs are proposed. One 'open' sign and one 'milkshake' sign.
- 3.5 Full details of the proposed signage are provided in the drawings submitted in support of this application, including amended signage plans Drg. No. **MM-1115-63-F** and **MM-1115-62-D**.

4. PLANNING HISTORY

- 4.1 Relevant planning history for this site relates to the current ongoing redevelopment of the application site.
- 4.2 Applications for planning permission (ref. 2008/5358/P) and Listed Building Consent (ref. 2008/5366/L) were submitted in 2008 and subsequently approved, subject to S106 Agreement in August 2011. A copy of the decision notice (for Listed Building Consent) is attached at Appendix 3.

APPENDIX 3 – DECISION NOTICE 2008/5366/L

- 4.3 Conservation Area Consent was given in 2009 for the demolition of 283 Pentonville Road and 370 Gray's Inn Road and substantial demolition behind retained facades of 285/297 Pentonville Road and 372/380 Gray's Inn Road (ref. 2008/5367/C)
- 4.4 Various revisions to the planning permission and applications relating to hoardings were submitted to the Council between 2011 and 2014, with the most recent being planning permission and listed building consent (2011/5314/P and 2011/5463/L) for the following:

"Revisions to planning permission ref 2008/5358/P and listed building consent ref: 2008/5366/L granted 8 April 2009 including relocation of the secondary escape stair and refuse/recycling store from Grays Inn Road to Pentonville Road; relocation of the entrance to retail unit 1 towards the apex of the building; alterations to roof finish; raised parapet to 283 Pentonville Road, installation of timber double glazed sash windows, and alterations to basement layout and cycle storage."

- 4.5 This was granted in January 2013 and is the implemented scheme on site. Copies of the approved elevations for this permission are submitted in support of this application to illustrate the existing situation on site (drg. nos. [15.2]01 C, [15.2]02 C and [15.2]03 C). A copy of the decision notice for planning permission is attached at Appendix 4.

APPENDIX 4 – DECISION NOTICE AND OFFICER'S REPORT 2011/5314/P

5. PLANNING POLICY

- 5.1 Those policies of direct relevance to the application relate to development affecting listed buildings as referred to at a national and local level.

National Policy

- 5.2 The National Planning Policy Framework (adopted March 2012) (NPPF) sets out the Government's planning policies for England at a national level and how they are expected to be applied. Specifically in relation to heritage assets, the NPPF states at paragraph 128:

"In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation."

- 5.3 With regard to determining planning applications including heritage assets, paragraph 131 states that local authorities should take account of:

➤ *"the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation."*

- 5.4 Where it is recognised that there will be 'less than substantial harm' occurring as a result of the development proposal, there is a need for any such harm to be weighed against the public benefits of the proposal including securing its optimum viable use (paragraph 134).

- 5.5 National Planning Practice Guidance (NPPG) came into force in March 2014 and provides clarification and support to the NPPF. The NPPG provides guidance relating

to the assessment of 'substantial harm' (paragraph 017 reference ID 18a-017-20140306). It states that in general terms, substantial harm is a high test so may not arise in many cases:

"For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest."

Local Policy

5.6 Camden Council adopted their Development Policies document in 2010. Policy DP25 relates to Camden's heritage assets. In respect of Listed Buildings it states that the Council will only grant consent for a change of use or alterations and extensions to a listed building where it considers this would not cause harm to the special interest of the building and will not permit development that it considers would cause harm to the listed building.

5.7 Camden Planning Guidance on Design (CPG1) gives further guidance in relation to advertising and states:

"Advertisements in Conservation Areas and on or near listed buildings require detailed consideration given the sensitivity and historic nature of these areas or buildings. Any advertisements on or near a listed building or in a Conservation Area must not harm their character and appearance and must not obscure or damage specific architectural features of buildings."

6. HERITAGE ASSESSMENT

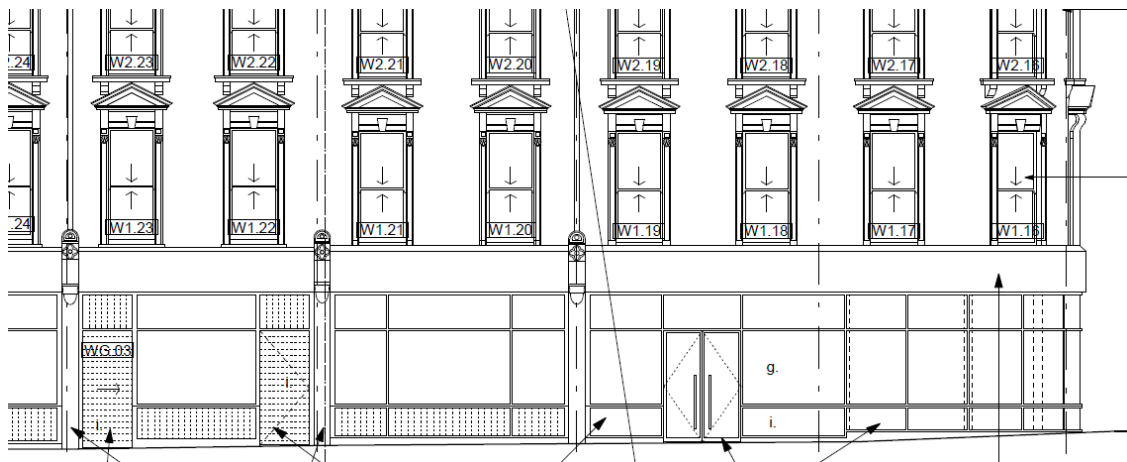
- 6.1 The application site is a prominent Grade II Listed building. The listing description states:

"Includes: Nos. 295 and 297 Pentonville Road. "Flat iron" block of shops with offices over, prominently situated at the junction of Gray's Inn Road and Pentonville Road. c1875. Built to replace buildings destroyed in the construction of the Metropolitan Railway. Brick with stucco dressings. Triangular plan with rounded apex. Shop fronts mostly altered. Upper floors have architruved sashes: 1st floor with keystones and console-bracketed pediments, 2nd floor with bracketed sills, keystones and console-bracketed cornices, 3rd floor with keystones. Continuous sill band formed by a deep, projecting bracketed cornice. Above the 3rd floor windows a further cornice and blocking course, surmounted at the apex by a tall lead-sheathed tower sometimes said to have been for spotting fires, with a cast-iron balcony at half-height, oculus and cornice capped by a small ribbed dome with weathervane finial. INTERIOR: not inspected. "The Lighthouse Building forms an important local landmark."

- 6.2 The building has been vacant for more than twenty years and in this time it has deteriorated to the point where it was derelict and in need of extensive repair and redevelopment before being able to be occupied.
- 6.3 Conservation Area Consent was secured in 2009 for *"Demolition of 283 Pentonville Road and 370 Grays Inn Road and substantial demolition behind retained facades of 285-297 Pentonville Road and 372-380 Grays Inn Road."* The remaining historic feature is therefore the listed façade and this has been given much consideration when designing Five Guy's shopfront and signage proposals.
- 6.4 Planning Permission and Listed Building Consent were granted in 2013 for refurbishment of the building under application ref. 2011/5314/P and 2011/5463/L. These works have largely been carried out, save for the specific works to enable occupation of the ground floor by the restaurant use. The existing shopfront is shown below together with an extract from the approved elevations.



Shopfront Under Construction – August 2015



Extract from Approved Pentonville Road Elevation (drg. no. [15.2]02 C)

6.5 This Listed Building application confines itself to the advertising and shopfront alterations only. Any internal works and installation of HVAC equipment have been approved separately. Each aspect of the proposal is discussed in turn below.

Shopfront

6.6 Proposed works to the shopfront include the following:

- Relocation of the entrance doors and reconfiguration from one double door to two single entrance doors on the Pentonville Road elevation.

6.7 The existing shopfront, as approved under application ref. 11/5314/P and as shown above is a new addition to the building (currently in construction). The approved drawings include a single double entrance door to the Pentonville Road Elevation, however this has not yet been implemented as construction of the shopfront has not yet been completed pending the outcome of this revised shopfront application. Five Guys seek to replace the double entrance doors with 2no. single entrance doors either side of a pillar. The relocation of entrance doors has been proposed to accommodate queuing, improve pedestrian flow into and out of the building and improve heat efficiency as an over door heater will added above each entrance. The form and positioning of the new entrance doors is in keeping with the new contemporary shopfront and is entirely appropriate for this commercial street and Listed Building. As such, it is considered that the relocation and reconfiguration of the entrance doors is a minor alteration which will not have an adverse impact on the appearance of the shopfront or on the significance of the Listed Building in line with paragraph 134 of the NPPF.

- The shopfront as detailed in the approved elevations (drg. nos. [15.2]01 C, [15.2]02 C and [15.2]03 C) relating to planning permission and Listed Building Consent ref. 2011/5314/P and 2011/5463/L is proposed to be replaced with a new glazed shopfront as detailed in the Proposed Elevations (drg. no. **FIV091-A410-H**).

6.8 The glazing of the shopfront has been designed to provide a clean, simple shopfront to complement the historic features above. The extensive glazing will provide views into the building for safety and transparency. The glazing panels, which will be subdivided as per Conservation recommendations with smaller glazing bars, will still allow for full view into the unit where the original internal cast iron pillars will be visible. The pillars are one of the last remaining historic features at ground floor

level, having previously been hidden within the building, they will now be visible to the passing public. This will provide a link to the buildings past.

- Black fascia banding to be fixed at fascia level as illustrated on the Proposed Elevations;

6.9 Prior to its redevelopment, the ground floor of the building was comprised of a range of retail and other commercial units with varied shopfront styles. Together with the simple glazed shopfront, the addition of a single black band along the active part of the frontage will create an uncluttered, coherent frontage which will not cause less than substantial harm to the significance of the Listed Building.

- Application of frosted vinyl to 3 no. windows (on Gray's Inn Road elevation) and application of black vinyl onto 1no. service entrance glazing panel on Pentonville Road elevation).

6.10 The frosted opaque vinyl is necessary to enable the occupation of the unit as a restaurant. The frosting of these windows will enable the use of the areas immediately behind them for the siting of WCs and equipment which would be unable to be accommodated elsewhere in the building. It is considered that, given the colour of the vinyl and fascia band in this location (which has been the subject of much negotiation with Conservation Officer Charlie Rose), this part of the shopfront will be subservient to the active frontage and would not have an adverse impact on the Listed Building. Furthermore, these works are fully reversible once Five Guys cease to occupy the unit.

Signage

6.11 The white lettering is proposed to be fixed to the black fascia band within the shopfront on the Pentonville Road, Gray's Inn Road and Pinnacle Elevations. The lettering will be constructed of built up metal letters with opal cast acrylic rimless letter fronts mounted onto the aluminium fascia band. The signage will be externally illuminated.

6.12 Behind the glazing two internally illuminated signs are proposed. One 'open' sign and one 'milkshake' sign.

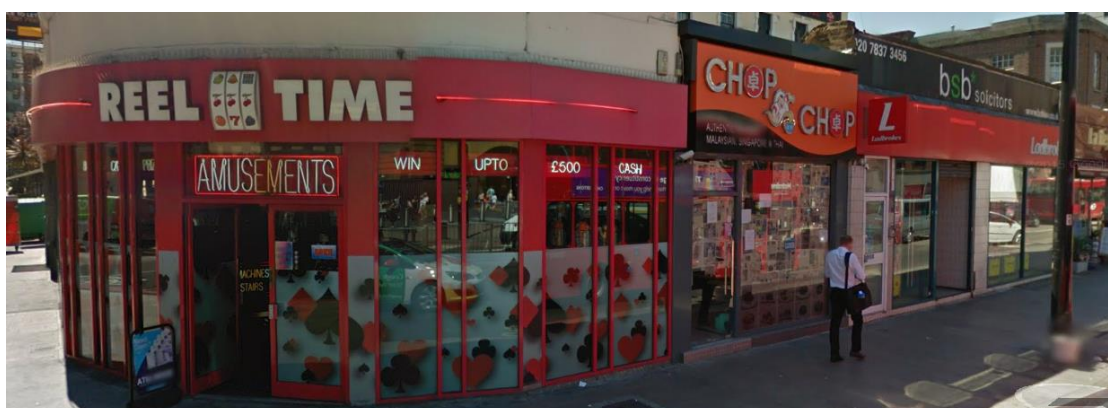
6.13 The proposed lettering will not project forward of the decorative pilasters and will not be out of proportion with the host building. Furthermore, no part of the previous

shopfront has been retained and therefore there are no historical features associated with these works.

- 6.14 Prior to its redevelopment, a range of advertising styles were in place along the frontage using a variety of methods of illumination. As such, the single, coherent frontage with internally illuminated letters is considered to be an improvement to this situation and in keeping with the renovated building above.
- 6.15 The greatest significance afforded to the heritage asset derives from its presence as an important local landmark principally due to the presence of the tall, lead sheathed tower – the ‘lighthouse’ feature for which the building is named. Adding to this are the triangular ‘flat iron’ plan to the building, ornate windows and a continuous sill band formed by a deep projecting cornice above the second floor.
- 6.16 The degree to which such attributes of the building will be affected, therefore impacting on the significance of the heritage asset, will be minimal. Indeed the degree of alterations is relatively minor and confined to those elements of the building which have been subject to recent alteration as part of the redevelopment.
- 6.17 In summary, and in accordance with guidance set down within Paragraphs 128 to 134 of the NPPF and Policy DP25 of Camden’s Development Policies, the proposal ‘will lead to less than substantial harm’ to the significance of the Listed Building. Any such harm that does occur, and this will be minimal, is more than outweighed by the public benefits associated with the proposal, i.e. bringing back into use and securing the optimum viable long term use of this prominent Listed Building.

7. DESIGN

- 7.1 The proposed signage will be of a high quality design which will provide a smart, sensitively designed and appropriate appearance on the frontage. Historical features will be retained without being obscured and the placing of the 'FIVE GUYS' lettering on each frontage, central to the fascia band and bracketed by the decorative console brackets will help to enhance these features.
- 7.2 The new entrance doors will be placed either side of an ornamental pilaster. They will be glazed with a black aluminium frame to tie-in with the shopfront.
- 7.3 The frosted vinyl on the windows to the Gray's Inn Road elevation is necessary to ensure that the restaurant can function as such. The areas of the unit behind these panes will be occupied by back of house uses such as WCs and equipment. The fascia band above these windows will be black rather than red to ensure that the shopfront is cohesive.
- 7.4 The level of illumination of the advertising is commensurate with national guidance and is not considered to be detrimental to the amenity of neighbouring occupiers, or to the character and appearance of the Conservation Area, particularly given the location of the site at a busy intersection.
- 7.5 Similar signage can be seen around the site, including at Starbucks Coffee, 296 Pentonville Road and McDonald's, 298 Pentonville Road where the signage comprises individual, internally illuminated lettering on the fascia band which demonstrates that this is considered appropriate in this part of the Conservation Area. In addition, there are several examples of bold shopfront schemes in the local area.



Local examples of red/white shopfronts

-
- 7.6 No further alterations are proposed as part of this application and the proposed works do not affect the internal scale of the premises.

8. ACCESS

- 8.1 The proposals include the relocation of the entrance doors on Pentonville Road. The newly installed doors will be in accordance with the Equality Act to allow inclusive access and will be fully glazed to allow vision into and out of the shop helping to create an active frontage.
- 8.2 The location of the doors will ensure that any customers queuing outside of the restaurant will not impede pedestrian traffic.
- 8.3 The signage will be located so that it can be easily cleaned and maintained by will not cause any obstruction to public safety on the highway.

9. CONCLUSIONS

- 9.1 This Heritage, Design and Access Statement has sought to provide an indication of the building's historic use and the degree to which the significance of the Listed Building will be retained and respected as a result of the works proposed.
- 9.2 As far as possible, the proposed works seek to respect the elements of the building which recognise the history of the building.
- 9.3 There is a clear need to introduce a new use to the Listed Building which is viable and helps to secure its future upkeep. Occupation of the site by Five Guys as a restaurant will provide a long term investment in the building and provide an attractive addition to the streetscene. Any perceived harm to the Listed Building as a result of the proposed signage would be more than offset by the benefit arising from the introduction of this use.
- 9.4 This Statement has illustrated the proposed works and how these have sought to respect the appearance and integrity of the Listed Building. There are sound and convincing reasons to grant planning permission, Advertisement Consent and Listed Building Consent, **namely applications 2015/6608/A, 2015/6609/P and 2015/6743/L.**

APPENDIX 1

HISTORIC ENGLAND LISTING DESCRIPTION



Historic England

378 AND 380, GRAYS INN ROAD, 295 AND 297, PENTONVILLE ROAD

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: 378 AND 380, GRAYS INN ROAD, 295 AND 297, PENTONVILLE ROAD

List entry Number: 1113191

Location

295 AND 297, PENTONVILLE ROAD

378 AND 380, GRAYS INN ROAD

The building may lie within the boundary of more than one authority.

County: Greater London Authority

District: Camden

District Type: London Borough

Parish:

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 06-May-1997

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 477616

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

CAMDEN

TQ3082NW GRAY'S INN ROAD 798-1/90/655 (North side) 06/05/97 Nos.378
AND 380

GV II

Includes: Nos.295 AND 297 PENTONVILLE ROAD. "Flat iron" block of shops with offices over, prominently situated at the junction of Gray's Inn Road and Pentonville Road. c1875. Built to replace buildings destroyed in the construction of the Metropolitan Railway. Brick with stucco dressings. Triangular plan with rounded apex. Shop fronts mostly altered. Upper floors have architraved sashes: 1st floor with keystones and console-bracketed pediments, 2nd floor with bracketed sills, keystones and console-bracketed cornices, 3rd floor with keystones. Continuous sill band formed by a deep, projecting, bracketed cornice. Above the 3rd floor windows a further cornice and blocking course, surmounted at the apex by a tall lead-sheathed tower,

sometimes said to have been for spotting fires, with a cast-iron balcony at half-height, oculus and cornice capped by a small ribbed dome with weathervane finial. INTERIOR: not inspected. "The Lighthouse Building" forms an important local landmark.

CAMDEN

TQ3082NW PENTONVILLE ROAD 798-1/90/655 Nos.295 AND 297 06/05/97

GV II

See under: Nos.378 AND 380 GRAY'S INN ROAD.

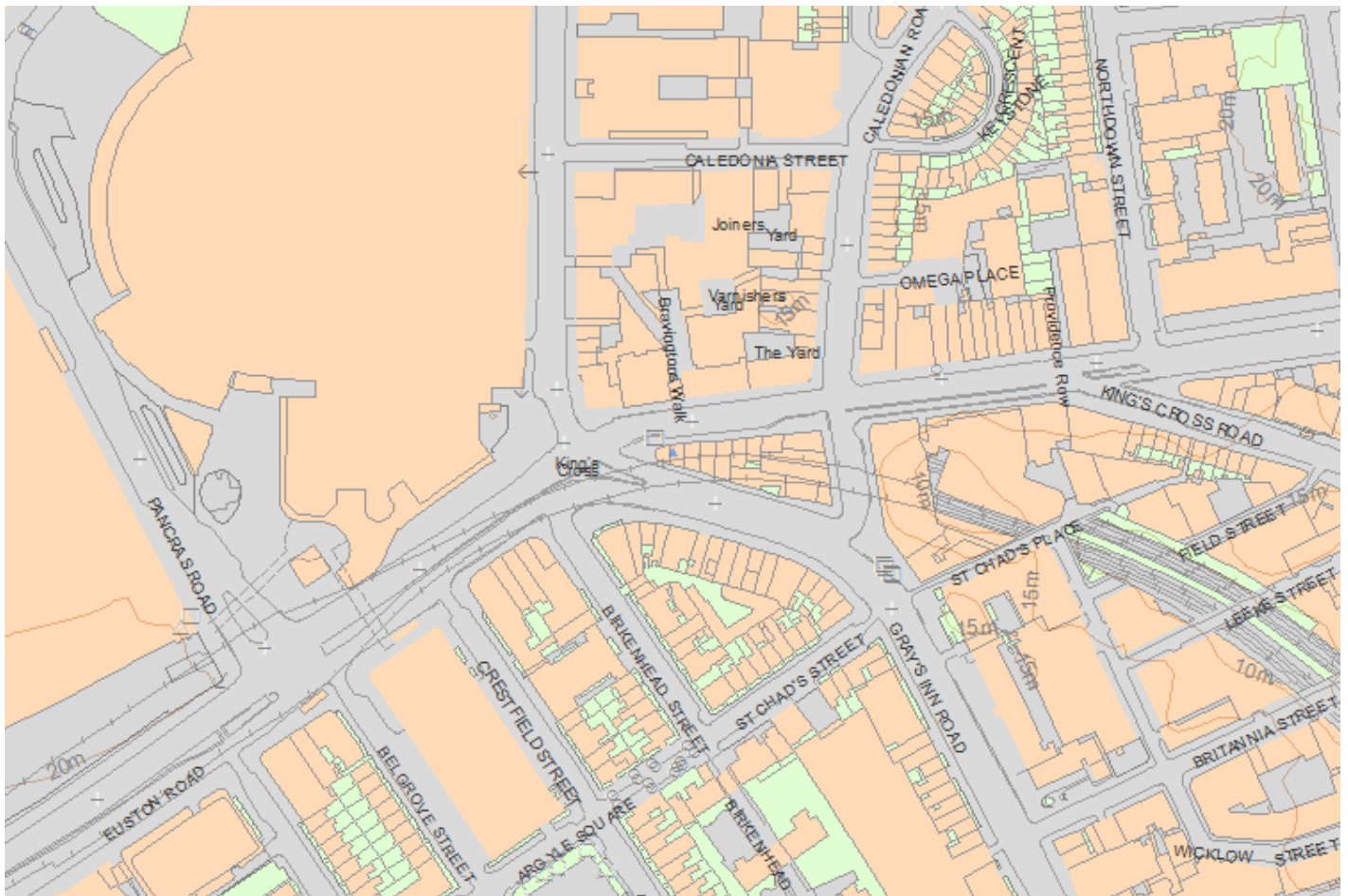
Listing NGR: TQ3037082984

Selected Sources

Legacy Record - This information may be included in the List Entry Details

National Grid Reference: TQ 30370 82984

Map



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The above map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - [1113191 .pdf](http://gisservices.HistoricEngland.org.uk/printwebservice/hle/StatutoryPrint_svc/109627/HLE_A4L_Grade|HLE_A3L_Grade.pdf) (http://gisservices.HistoricEngland.org.uk/printwebservice/hle/StatutoryPrint_svc/109627/HLE_A4L_Grade|HLE_A3L_Grade.pdf)

The PDF will be generated from our live systems and may take a few minutes to download depending on how busy our servers are. We apologise for this delay.

This copy shows the entry on 20-Nov-2015 at 12:19:02.

APPENDIX 2

PHOTOGRAPHS OF THE SITE



PHOTO 1: Grays Inn Road Elevation.



PHOTO 2: Pinnacle Elevation.



PHOTO 3: Pentonville Road Elevation.



PHOTO 4:
Shopfront Under
Construction.



PHOTO 5:
Shopfront under
Construction.



PHOTO 6: Fascia Band.



PHOTO 3: Fascia Band.

APPENDIX 3

DECISION NOTICE 2008/5366/L

Miss Sarah Round
The London Planning Practice
4 Goodwins Court
Covent Garden
LONDON
WC2N 4LL

Application Ref: **2008/5366/L**
Please ask for: **Sara Whelan**
Telephone: 020 7974 **2717**

7 April 2009

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990
Planning (Listed Buildings and Conservation Areas) Regulations 1990

Listed Building Consent (Demolition) Granted

Address:

**The Lighthouse Block
283-297 Pentonville Road
and 370-380 Grays Inn Road
London N1**

Proposal:

Works associated with the demolition of existing ground plus three storey building with retention and refurbishment of the facades and "lighthouse" structure at 285-297 Pentonville Road and 372-380 Gray's Inn Road; erection of a 5-storey building, partly behind retained facades, to provide either retail or restaurant uses (Class A1 or A3) at ground floor level, supporting services located at basement level, and Class B1 offices on the 1st- 5th floors; creation of retail 'kiosk' units at ground floor of 283 Pentonville Road and 370 Gray's Inn Road; rebuilding and alterations to 283 Pentonville Road and 370 Grays Inn Road and the replacement of all shopfronts at ground floor level.

Drawing Nos: Site Location Plan; Site Plan; P02; P03; P04; P05; P06; P07; P08; P09; P10; P11; P12; P20; P21; P22; P23; P24; P25; P26; P27; P28; P29; P30; P40 rev A; P41 rev A; P42; P43; P44 Rev A; P45 Rev A; P46 Rev A; P47 Rev A; P48 Rev A; P49 Rev A; P50 Rev A; P51 Rev A; P52 Rev A; P53 Rev A; P54 Rev A; P55 Rev A; P56 Rev A; P57; P58 Rev A; P59; P70 Rev A; P71 Rev A; P72 Rev A; P73 rev A; P74 Rev A; P75 Rev A; P76 Rev A; P77 Rev A; Bat Survey (May 2008); Mechanical and Electrical Services (May



2008); BREEAM initial Pre-Assessment (April 2008); Caledonia House; Cost Plan NR2 (Sep 2008); DE & J Levy Development Options A and B (Sep 2008); Camdenwarf; Renewables Report (Feb 2008); Sustainability Planning Statement (April 2008); Train vibration study (Jan 2008); Transport statement (Nov 2008); Letter from DE & J Levy (Sep 2008); Design and Access Statement (Oct 2008 revised in March 2009); Cultural Heritage (Oct 2008); Historic Building Survey (Oct 2008); Structural Report (Oct 2008); Tunnel lining and foundation structural analysis (Dec 2008); Crime Statement (Nov 2008) and Baseline Quality Statement;

The Council has considered your application and decided to grant Listed Building Consent (Demolition) subject to the following condition(s):

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policies B6 and KC11 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 3 The works hereby approved are only those specifically indicated on the drawing(s) referred to above.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy B6 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 4 No works authorised by this consent shall take place until:
 - (a) The applicant has implemented a programme of building recording and analysis by a person or body approved by the local planning authority;
 - (b) This programme shall be in accordance with a written scheme which has been submitted by the applicant and approved in writing by the local planning authority.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy B6 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 5 Before any work is undertaken in pursuance of this consent to demolish or to alter by way of partial demolition any part of the building, structural engineers' drawings and/or a method statement, indicating the proposed method of ensuring the safety

and stability of the building fabric and the adjoining buildings to be retained throughout the period of demolition and reconstruction, shall be submitted to and approved by the local planning authority. The relevant work shall be carried out in accordance with such structural engineers' drawings and/or method statement thus approved.

Reason: In order to safeguard the special architectural and historic interest of the building; in order to prevent damage to the fabric of the listed building which may be detrimental to the appearance and/or structural well-being of the listed building and to the visual amenity of the area; and to comply with policy B6 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 6 A method statement for the protection and repair of the lighthouse structure shall be submitted to and approved in writing by the Council before works are commenced. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy B6 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 7 Details in respect of the following shall be submitted to and approved in writing by the Council as local planning authority in consultation with English Heritage before the relevant work is begun. The relevant work shall be carried out in accordance with such approved details:

a. Drawings and sections of proposed dormer window designs and sections and elevations of intersection with existing dormers.

b. 1:20 elevations and details of materials and finishes of proposed shopfront design.

c. Schedule of repairs and method statement for works to the lighthouse structure.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy B6 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 8 The applicant must undertake recording of the existing building to accord with level 2 of English Heritage Guidance note: Understanding Historic Buildings: A Guide to Good Recording Practice. The recorded information must be submitted to and approved in writing by the Council and English Heritage before works are commenced.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy B6 of the London Borough of Camden Replacement Unitary Development Plan 2006.

Informative(s):

- 1 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 2 Reasons for granting listed building consent.

The proposed development is in general accordance with the policy requirements of the London Borough of Camden Replacement Unitary Development Plan 2006, with particular regard to policy B6 (listed buildings). For a more detailed understanding of the reasons for the granting of this listed building consent, please refer to the officers report

- 3 Consent has only been granted for works specifically indicated on the approved drawings.

You will need to contact us again if you want to carry out work on the listed building which is not referred to in your plans. This includes:

- * any extra work which is necessary to execute the works hereby approved including disturbing the retained façade & lighthouse structure after further assessments of the building's condition;
- * any work needed to meet the building regulations or other forms of statutory control.

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APPENDIX 4

DECISION NOTICE AND OFFICER'S REPORT 2011/5314/P

Mr David O'Reilly
Latitude Architects
15 Weller Street
London
SE1 1QU

Application Ref: **2011/5314/P**
Please ask for: **Sara Whelan**
Telephone: 020 7974 **5142**

14 January 2013

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) Order 2010
Town and Country Planning (Applications) Regulations 1988

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

The Lighthouse Block
283-297 Pentonville Road & 370-380 Gray's Inn Road
London
WC1X 8BB

Proposal:

Revisions to planning permission ref 2008/5358/P and listed building consent ref: 2008/5366/L granted 8 April 2009 including relocation of the secondary escape stair and refuse/recycling store from Grays Inn Road to Pentonville Road; relocation of the entrance to retail unit 1 towards the apex of the building; alterations to roof finish, raised parapet to 283 Pentonville Road, installation of timber double glazed sash windows, and alterations to basement layout and cycle storage.

Drawing Nos: Site location plan; Drawing no: Prefix 15.1 08 REV C, 07 REV C, 06 REV G, 05 REV D, 04 REV E, 03 REV E, 02 REV E, 01 REV E, Prefix 15.3 01 REV F, 03 REV C, 04 REV C, 06 REV C, Prefix 10.1 01 REV B, 02 REV B, 03 REV B, 04 REV B, 05 REV B, 06 REV B, 10 REV B, 11 REV B, 12 REV B, 15 REV B, 16 REV B, Prefix 15.2 01 REV F, 02 REV F, 03 REV F, 04 REV A, Prefix 21.1 01 REV B, 09 REV B, 07 REV B, 05 REV B, 03 REV B, 11 REV B Prefix 20.1 01 REV B, 02 REV B, 03 REV B, 04 REV B, 05 REV B, 06 REV B, 07 REV B, 08 REV B, 09 REV B, 10 REV B, 11 REV B, 12 REV B, 13 REV B, 15 REV B, 17 REV B, 18 REV B, 19 REV B, 21 REV B, and SK01 REV A



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

Condition(s) and Reason(s):

- 1 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 policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans
Site location plan; Drawing no: Prefix 15.1 08 REV C, 07 REV C, 06 REV G, 05 REV D, 04 REV E, 03 REV E, 02 REV E, 01 REV E, Prefix 15.3 01 REV F, 03 REV C, 04 REV C, 06 REV C, Prefix 10.1 01 REV B, 02 REV B, 03 REV B, 04 REV B, 05 REV B, 06 REV B, 10 REV B, 11 REV B, 12 REV B, 15 REV B, 16 REV B, Prefix 15.2 01 REV F, 02 REV F, 03 REV F, 04 REV A, Prefix 21.1 01 REV B, 09 REV B, 07 REV B, 05 REV B, 03 REV B, 11 REV B Prefix 20.1 01 REV B, 02 REV B, 03 REV B, 04 REV B, 05 REV B, 06 REV B, 07 REV B, 08 REV B, 09 REV B, 10 REV B, 11 REV B, 12 REV B, 13 REV B, 15 REV B, 17 REV B, 18 REV B, 19 REV B, 21 REV B, and SK01 REV A

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

- 3 Before any relevant part of the works commence samples of the materials to be used in the construction of the external surfaces of the new development and roof extension hereby permitted have been submitted and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

A sample panel of all facing materials should be erected on-site and approved by the Council before the relevant parts of the work are commenced and the development and new roof extension shall be carried out in accordance with the approval given. The panel must include facing brickwork demonstrating the proposed colour, texture, face-bond and pointing.

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 policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 4 A method statement for the cleaning and re-pointing of the bricks shall be submitted to and approved in writing by the Council before the works of cleaning and repointing are commenced. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

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 policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 5 Before any relevant part of the works commence, details shall be submitted to and approved by the local planning authority of all external signage. The details to include:
 - a) The number, size, location and level of illumination of all signage

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 policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 6 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) Typical details of the new shopfronts at a scale of 1:20 with stallriser, cornice, glazing bar details at a scale of 1:2
- b) Plan, elevation and section drawings of all new external doors at a scale of 1:10 with typical moulding and architrave details at a scale of 1:2.
- c) Plan, elevation and drawings of all new windows including jambs, head and cill at a scale of 1:10 with typical glazing bar details at 1:2.

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 policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 7 A method statement for the repair and replacement of architectural features including but not limited to stone balustrade, cornice, pilasters, capitals brickworks and architraves to the retained facades shall be submitted to and approved in writing by the Council before works are commenced. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

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 policy DP24 and DP25 of the London Borough of Camden Local Development

Framework Development Policies.

- 8 Before the development commences, details of the proposed cycle storage area for x 17 cycles (including x14 fold away bikes) shall be submitted to and approved by the Council. The approved facility shall thereafter be provided in its entirety prior to the first occupation of any of the new units, and thereafter permanently maintained and 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..

- 9 The Class A3 use hereby permitted shall not be carried out outside the following times 07:00 - 00:00 Mondays - Saturdays and 08:00 - 23:30 Sundays and Bank Holidays. The Class A1 use hereby permitted can be carried out 24 hours daily.

Reason: To safeguard the amenities of the premises and the area generally in accordance with the requirements of policies CS1, CS2, CS5 and CS17 of the London Borough of Camden Local Development Framework Core Strategy and policies DP12, DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 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.

- 2 Reasons for granting permission.

The proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policies CS5 Managing the impact of growth and development, CS14 Promoting high quality places and conserving our heritage, CS 17 Making Camden a safer place, CS18 Dealing with our waste and encouraging recycling, CS19 Delivering and monitoring the Core Strategy, and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policies DP17 Walking. Cycling and public transport, DP21 Development connecting to the highway network, DP24 Securing high quality design, DP25 Conserving Camden's

heritage, DP26 Managing the impact of development on occupiers and neighbours, DP27 basements and lightwells, DP29 Improving access and DP30 Shopfronts. For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.

- 3 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.
- 4 This permission is granted without prejudice to the necessity of obtaining consent under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007. Application forms may be obtained from the Council's website, www.camden.gov.uk/planning or the Camden Contact Centre on Tel: 020 7974 4444 or email env.devcon@camden.gov.uk
- 5 You are advised that all conditions relating to planning permission 2008/5358/P, listed building consent 2008/5366/L and Conservation Area Consent 2008/5367/C granted on 8 April 2009 are still relevant to this consent. For the avoidance of doubt the conditions attached to this consent specifically relate to the amended elements of the original permission.
- 6 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 2363).
- 7 The Council supports schemes for the recycling of bottles and cans and encourages all hotels, restaurants, wine bars and public houses to do so as well. Further information can be obtained by telephoning the Council's Environment Services (Recycling) on 0207 974 6914/5 or on the website <http://www.camden.gov.uk/ccm/content/environment/waste-and-recycling/twocolumn/new-recycling-rubbish-and-reuse-guide.en>
- 8 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

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.

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Delegated Report		Analysis sheet		Expiry Date:		21/12/2011	
		N/A / attached		Consultation Expiry Date:		08/12/11	
Officer				Application Number(s)			
Sara Whelan				2011/5314/P 2011/5463/L			
Application Address				Drawing Numbers			
The Lighthouse Block 283-297 Pentonville Road & 370-380 Gray's Inn Road London WC1X 8BB				Please see draft decision			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Revisions to planning permission ref 2008/5358/P and listed building consent ref: 2008/5366/L granted 8 April 2009 including relocation of the secondary escape stair and refuse/recycling store from Grays Inn Road to Pentonville Road; relocation of the entrance to retail unit 1 towards the apex of the building; alterations to roof finish, raised parapet to 283 Pentonville Road, installation of timber double glazed sash windows, and alterations to basement layout and cycle storage.							
Recommendation(s):		Grant full planning permission subject to a section 106 agreement Grant listed building consent					
Application Type:		Full Planning Permission Listed building consent					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	79	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Site notice 10/11/11 – 1/12/11 Ham and High 17/11/2011 – 08/12/2011 No responses received					
CAAC/Local groups comments:		Kings Cross CAAC – no comments received London Borough of Islington – no comments received					

Site Description

The application site is known as the 'Lighthouse Block'. It stands prominently on an island site surrounded by a number of major roads, namely, Euston Road, Pentonville Road, Kings Cross Bridge and Grays Inn Road. The building is a 'flat iron' block of former shops with an uncertain mix of bedsits/residential/offices within the upper floors. It is Grade II Listed. It was built in 1875 to replace buildings destroyed in the construction of the Metropolitan Railway. The building is four storeys high, although it also includes accommodation at basement level. The top storey of the building is expressed as an attic storey and has a series of dormers on both the Pentonville Road and Gray's Inn Road frontages.

Relevant History

2008/5358/P Demolition of existing ground plus three storey building with retention and refurbishment of the facades and "lighthouse" structure at 285-297 Pentonville Road and 372-380 Gray's Inn Road; erection of a 5-storey building, partly behind retained facades, to provide either retail or restaurant uses (Class A1 or A3) at ground floor level, supporting services located at basement level, and Class B1 offices on the 1st- 5th floors; creation of retail 'kiosk' units at ground floor of 283 Pentonville Road and 370 Gray's Inn Road; rebuilding and alterations to 283 Pentonville Road and 370 Grays Inn Road and the replacement of all shopfronts at ground floor level – approved subject to Section 106 - 8 April 2009

2011/1413/A Display of hoarding at ground level and shroud covering the entire building with a 1:1 image of the proposed building on the buildings western apex and advertisements at first to roof level on the flank elevations – approved

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
- CS 17 Making Camden a safer place
- CS18 Dealing with our waste and encouraging recycling
- CS19 Delivering and monitoring the Core Strategy
- DP17 Walking, Cycling and public transport
- DP21 Development connecting to the highway network
- DP24 Securing high quality design
- DP25 Conserving Camden's heritage
- DP26 Managing the impact of development on occupiers and neighbours
- DP27 basements and lightwells
- DP29 Improving access
- DP30 Shopfronts

Camden Planning Guidance 2011

Kings Cross Conservation Area Statement

Assessment

This application seeks consent for the below changes following the grant of planning permission 2008/5358/P;

- Omission of basement link
- Omission of basement area underneath 370 Grays Inn Road
- Relocation of secondary escape stair and retail refuse/recycling store from Grays Inn Road to Pentonville Road
- Relocation of cycle store and change to cycle storage provision
- Relocation of retail entrance closer to the apex of the building
- Original cast iron columns have been exposed as a result the proposed decorative pilasters at the apex have been omitted
- For consistency the 600mm set back to reception from the street has been continued so that all of the reception is set back by 600mm
- The proposed roof finish has been changed from a standing seam zinc roof to a diamond tile zinc roof
- The existing timber sash are to be replaced with new timber sash windows to match with double glazed units through out.

Many of these changes are minor however the main impacts would be upon the character and appearance of the Kings Cross Conservation Area and special interest of the Listed Building as well as impacts on the amenity of the wider area and transport issues. The changes have resulted in further survey work being completed on the site which has resulted from the basement underneath 370 Grays Inn Road being severely reduced due to the height of the metropolitan line and the omission of a basement link corridor under the pavement lights on Penontonville Road due to the presence of existing wrought iron cross beams within the pavement vaults.

Design and Conservation issues

The special interest of the listed building only relates to the façade. The extant 2008 permission includes complete removal of the interior of the building. In this regard the repositioning of the new stair, omission of the basement and changes to the cycle store would not impact on the special interest of the building nor upon the CA.

The relocation of the entrance towards the apex of the building is considered acceptable. The shop front would be all new (except the pilasters and frame). In this regard the repositioning of the entrances is not considered to impact on the special interest or character of the ground floor frontages. The design of all new shopfronts would be secured by a condition.

A glass balustrade is proposed on the main parapet, it would be set back from the main parapet. The Council has no objection to the balustrade on the Pentonville Road and Grays Inn Road elevations. An area of balustrade has been altered from glass material to metal as Officers were concerned that the reflective glass material would detract from the apex feature and would be visible in long views along Euston Road. Amended plans have been received confirming that metal would be used.

The existing windows are in a very poor state of repair and need to be replaced. Moreover the building is surrounded by very busy roads and there is a desire to improve the acoustic and environmental performance of the building. Furthermore the proposed windows are designed as one over one sash which can easily include double glazed units without harm to the frame size and reflective quality. It is not considered that the existing windows need to be retained and in fact there

would be substantial benefit to replacing the windows. Therefore the proposed replacement sash windows including double glazing are considered to be acceptable and would not harm the special interest of the listed building or the wider CA. A condition would be attached to any permission granted requiring the details of the double glazed windows to be submitted and approved in writing by the Council.

The zinc cladding on the main lighthouse structure is in a bad state of repair, however until it has been properly inspected it is important that consent is not given for their removal. Therefore a condition would be attached to any permission granted requiring a method statement for the protection and repair of the lighthouse structure shall be submitted to and approved in writing by the Council.

Transport

The site is located at the junction of Gray's Inn Road and Pentonville Road, both of which are TfL Red Routes. There is no vehicular access and access to public transport is excellent (PTAL 6b). The extant permission included 10 cycle parking spaces at basement level with scissor lift access. This was 8 less than prescribed by the cycle parking standards however at the time of the previous application the applicants advised that if the floorspace was designated to cycle parking at ground floor then the scheme would not be viable. Since the grant of planning permission in 2008 further investigations have been carried out on site and discovered that the height of the Metropolitan Line would preclude any feasibility to use the basement space. This has resulted in the cycle storage area for 10 spaces being deleted. The proposed alternative is to include 3 dedicated cycle storage spaces in the retail space. In addition a storage locker for 14 folding Brompton bicycles giving a total of 17 cycles is proposed. The lockers and Brompton bikes would be provided by the applicant with the intention that they are used by office staff during either during the working day or to commute to work. The application site is in a excellent location in relation to public transport and a large area of cycle storage is proposed at Kings Cross Station. The Lighthouse building is Grade II Listed and is on the buildings at risk register, the proposed works would bring the building back into use, therefore on balance the 17 cycle spaces, 3 in the retail unit and 14 Bromptons would be acceptable in this instance.

The new locker from the Brompton bikes would have a door opening inward, therefore having no impact upon pedestrian movement along Pentonville Road. The relocated refuse and recycling area is welcomed as this now links more closely with the existing on-street lay-by on Pentonville Road. The provision of sliding doors is welcomed to avoid doors opening outwards onto the public highway.

Amenity

The proposed alterations would not result in a intensification of use on the site or a form of development larger than previously approved. Therefore it is not considered that any detrimental impacts would occur upon the amenity of the wider area.

Recommendation –Grant full planning permission subject to a deed of variation and listed building consent

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