

Mr Richard Blandy
Stiff and Trevillion
16 Woodfield Road
London
W9 2BE

Application Ref: **2016/3770/P**
Please ask for: **John Diver**
Telephone: 020 7974 **6368**

6 October 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
215 King's Cross Road
London
WC1X 9DN

Proposal:

Details of the proposed facing brickwork to the application property required by condition 6 of planning permission 2015/5897/P dated 11/02/2016 for 'Erection of plant, first floor rear, fourth floor side and front extensions, modifications to the fenestration and facades in association with the change of use to lower ground and ground floors from healthcare (D1) to office (B1a)'.

Drawing Nos: SK160706-001 Rev P1 dated July 2016; Facing Brick sample panel received 08.08.16; Email dated 12 Sept 2016.

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

Condition(s) and Reason(s):

- 1 Reasons for granting approval:

The full impact of the extent of the proposed development has been previously assessed. The principle of painting of the external brickwork of the property with a



dark tone was already approved as part of the parent application and as such the principle of the paint work is not disputed. The requirements of this condition therefore relate purely to the selected dark tone.

Although the proposed tone would appear particularly dark when viewed in isolation, it has been selected to contrast with the limestone cladding to the ground floor facade and white concrete frames around the windows at upper floors. The overall resulting elevational treatment is thus considered to be balanced overall. The applicant has submitted evidence of examples of the use of similar tones in the local vicinity to provide contextual justification. The applicant has additionally submitted evidence of examples of the use of the same paint on buildings elsewhere in London so that an assessment of how the tone would appear in daylight, over a wider area and in context with other facade elements.

It is considered that the proposed paint would thus not have a harmful impact on the appearance of the host buildings and streetscene, or the character of the conservation area. The proposed details would not have a harmful impact on neighbouring amenity.

As such, 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 2016; and paragraphs 14, 17, 56 -66 and 126-141 of the National Planning Policy Framework.

Informative(s):

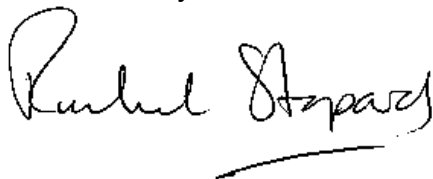
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In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

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

Yours faithfully

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard
Executive Director Supporting Communities

