

Application ref: 2017/5871/P  
Contact: Samir Benmbarek  
Tel: 020 7974 2534  
Date: 18 September 2018

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
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WC1H 9JE

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[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Christopher Wickham Assocs  
35 Highgate High Street  
London  
N6 5JT

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**191 King's Cross Road**  
**London**  
**WC1X 9DB**

Proposal:

Erection of mansard roof extension and two-storey rear extension at lower ground floor level to extend existing 2x studio flats (at lower ground and second floor levels) to form 2x1 bedroom flats to building

Drawing Nos: 01a; 01; 02; 03; 04.

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 D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

01a; 01; 02; 03; 04.

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

Informative(s):

- 1 Reasons for granting permission:

The proposed mansard roof extension is of a matching design to the implemented mansard extension at No. 187 King's Cross Road (2006/0933/P granted on 21/04/2006) and the permitted mansard extension at No 189 King's Cross Road (2015/3242/P granted 25/08/2015 and as of to date under implementation). 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 be appropriate in terms of scale and siting and it would match the detailed design of the roof extension at No. 187 and No. 189. The proposal would entail the loss of the original butterfly roof, which although unfortunate, its impact is judged to be acceptable in this instance as the design would match that of No. 189 in its appearance.

Overall, the proposed mansard extension (on its own and in conjunction with the neighbouring developments) is considered to not have a harmful impact upon the application building, the terrace of buildings of which it forms and the wider Kings Cross St. Pancras Conservation Area.

The proposed rear extension would be subordinate to the host building in terms of location, scale and proportions. It would terminate two storeys below the original eaves of the host building and some of its massing would be obscured by its lower ground floor level location. The proposed windows, doors and juliet balcony are considered to be appropriate in its design within its rear location. There is an established pattern of two-storey extension on the rear of the buildings in which the majority of the rear amenity space is taken up. The proposal retains a considerable amount of rear amenity space that would be used for the renovated lower ground floor residential dwelling. The door replacement and new window to service the lower ground floor flat the front elevation is considered acceptable and follows the shopfront design of No. 189 Kings Cross Road.

The proposed extensions would accommodate internal extensions to the current studio flats at basement and second floor level to create one-bedroom duplex flats. The studio flat at first floor level would remain unaltered. As there is no numerical change to the amount of dwellings being provided or

conversions being proposed, the development would not require a car-free agreement by a S106 legal agreement in this instance.

The proposed works would not cause an unacceptable loss of amenity to neighbouring or nearby residential properties. The proposed side window to the rear extension would result in overlooking into the lower ground floor level which would be within the domain of the same self-contained studio flat; and overlooking into the neighbouring ground floor retail unit servicing yard.

No objections were received prior to making this decision. The planning history of the site and relevant appeal decisions were taken into account when coming to this decision.

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

As such, the proposed development is in general accordance with policies D1, D2 and A1 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2012.

- 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 Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that 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, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 4 This consent is without prejudice to, and shall not be construed as derogating from, any of the rights, powers, and duties of the Council pursuant to any of its statutory functions or in any other capacity and, in particular, shall not restrict Transport for London (TfL) from exercising any of its powers or duties under the Highways Act 1980 (as amended). In particular your attention is drawn to the need to obtain permission for any part of the structure which overhangs the public highway (including footway). Permission should be sought from TfL/CVU Central Licensing, CVU Highway Compound, 14 Armada Way, London, E6 7AB (tel: 0845 600 1703) or email [centrallicensing@tfl.gov.uk](mailto:centrallicensing@tfl.gov.uk).
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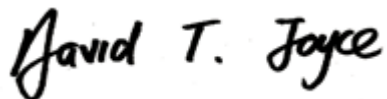
Transport for London (TfL) from exercising any of its powers or duties under the Highways Act 1980 (as amended). In particular your attention is drawn to the need to obtain a licence for skips or scaffolding on the public highway (including footway). Permission should be sought from TfL/CVU Central Licensing, CVU Highway Compound, 14 Armada Way, London, E6 7AB (tel: 0845 600 1703) or email [centrallicensing@tfl.gov.uk](mailto:centrallicensing@tfl.gov.uk).

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 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 that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce  
Director of Regeneration and Planning