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London Borough of Camden
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21 March 2023

Dear Sir/Madam,

4-24 BRITANNIA STREET, LONDON, WC1X 9JD: PLANNING APPLICATION FOR REPLACEMENT OF ROOF PLANT AND ASSOCIATED WORKS

Please find enclosed on behalf of our client, CST Limited Partnership, an application for replacement roof plant and associated works.

As part of this application please find enclosed:

- Signed and dated application forms and Certificates
- Site and Location Plan - Drawing No 559-SWA-ZZ-00-DR-A-00110;
- Existing Plans & Elevations
- Proposed Plans & Elevations
- Design and Access Statement (included within this letter)
- Planning Statement (included within this letter)
- Acoustic Assessment of Proposed New Mechanical, prepared by ACA Acoustics
- Completed CIL Form.

The application fee has been paid directly through the Planning Portal.

DESIGN AND ACCESS STATEMENT

The Site

The site is located on the north of Britannia Street in the Central London Area. The property comprises of four storeys, and the ground floor has previously been in use as a commercial art gallery, which as noted in the pre application advice request dated [ADD] is in a Class E use.

The first floor is in office use and the second and third floor contain residential apartments. The property is located in the Kings Cross St Pancras Conservation Area and is not listed.

The Proposals

The application proposes planning permission for the replacement of the roof plant and associated works at first floor level. The ground floor unit is in the process of being vacated and these works are associated

with the use of the property for future tenants. The existing plant will be removed at first floor level and the new equipment located on the first floor roof, in broadly the same locations as the existing plant.

PLANNING STATEMENT

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning decisions to be made in accordance with the Development Plan unless material considerations indicate otherwise. The Courts have held that the Government's statements of planning policy are such 'material considerations' which must be taken into account, where relevant, in decisions on planning applications.

The Development Plan for this site comprises:

- The London Plan (2021)
- Camden Local Plan (2017)

Work has started on the review of the Camden Local Plan 2017 – the Council's main planning document, which provides the framework for managing development in the borough.

Camden Planning Guidance (CPG) and the Kings Cross St Pancras Conservation Area Appraisal (2003) are material considerations. The National Planning Policy Framework ('NPPF') (2021) and Planning Practice Guidance are also material considerations in the determination of the proposals.

Design

National and strategic policy support good design. At a local level Policy D1 Design, states that the Council will seek to secure high quality design in development. The Council will require that development: respects local context and character; preserves or enhances the historic environment and heritage assets and matters of sustainability; uses high quality materials, integrates with its surroundings, is inclusive; is secure and other matters.

The replacement plant will not be visible from street level as this is set back from the edges of the building. In views from surrounding buildings this will be located in an area currently used for accommodating plant and will be consistent with the existing appearance of the roof.

The proposals are therefore considered to continue to adhere to the objectives of the NPPF, London Plan and Local Plan policies and would deliver a high-quality scheme.

Noise and Amenity

The London Plan Policy D14 states that development proposals should avoid significant adverse noise impacts on health and quality of life as a result of new development. Also, that development proposals should mitigate and minimise the existing and potential adverse impacts of noise on, from, within, as a result of, or in the vicinity of new development without placing unreasonable restrictions on existing noise-generating uses.

Local Plan Policy A1, Managing the impact of development, states that the Council will grant permission for development unless this causes unacceptable harm to amenity. Policy A4 deals with noise and vibration and outlines that development will not be granted permission if it is likely to create unacceptable noise and vibration impacts. It goes on to say that permission will be granted for noise generating development, including any plant and machinery, if it can be operated without causing harm to amenity.

An Acoustic Assessment has been undertaken and is submitted in support of this application. The report assesses the potential impact of the proposals on the nearest residential properties to the replacement plant, and these are those located at Leeke Street. These properties are closer to the proposed works than the residential apartments at Britannia Street. The report advises that the proposed replacement plant will achieve noise emission levels that would not give rise to any concerns in respect of residential amenity.

Given the above, it is considered that the proposed development would cause no significant impact on environmental noise, in accordance with the London Plan and Local Plan policies.

SUMMARY

In summary the proposals would not result in any material change to the building and would not have any adverse impact on the Kings Cross and St Pancras Conservation Area. The proposed works will improve the position with regards to the existing plant both acoustically and visually. It is therefore considered that the proposals are acceptable, and permission should be granted.

We trust that the enclosed information is sufficient to validate and determine the application. however should you wish to discuss this further or require any additional information please contact Caroline McIntyre

Yours faithfully

A handwritten signature in black ink, appearing to read 'C McIntyre', written in a cursive style.

Caroline McIntyre MRTPI