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21 March 2023

Planning Department
London Borough of Camden
2nd Floor
5 Pancras Square
London
WC1H 9JE

Dear Sir/Madam,

4-24 BRITANNIA STREET, LONDON, WC1X 9JD: PLANNING APPLICATION FOR EXTERNAL ALTERATIONS AND DEMOLITION OF CHIMNEY

Please find enclosed on behalf of our client, CST Limited Partnership an application for planning permission for minor external alterations and demolition of the existing chimney, 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 & Proposed Drawings
- Design and Access Statement (included within this letter)
- Planning Statement (included within this letter)
- 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 confirmed in the pre application advice provided by LB Camden now falls within 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 seeks planning permission for external alterations to the building, demolition of the existing chimney and associated works. 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, and focus on improving natural light into the building and access. The works to include:

- The replacement of the existing windows at the ground floor level front elevation of Britannia Street.
- The replacement of the existing glazed wall and door at the ground floor level of the Britannia Street front elevation, to include a double door for improved access and potential canopy to identify the entrance.
- The replacement of the roller shutter access at the front elevation on Britannia Street with an aluminium glazed window wall with double doors.
- The replacement of the existing door at the ground floor level of Leeke Street.
- The replacement of one of two roller shutter access doors at the ground floor elevation on Leeke Street with an aluminium glazed window wall with double doors.
- The demolition of the redundant chimney. This is a modern chimney and no longer has any function at the site and is therefore proposed for removal.

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.

The Camden Planning Guidance (CPG) and Kings Cross St Pancras Conservation Area Appraisal (2003) are material considerations, along with the National Planning Policy Framework ('NPPF') (2021) and Planning Practice Guidance.

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 proposed replacement of the existing windows will not materially alter the appearance of the building, but will improve the provision of natural daylight into the building. The new windows within the former loading bays provide an improvement to the building within the street scene by replacing the large expanse of roller shutters with new glazed openings. The materials will remain broadly as per the existing, reflecting the industrial characteristic of the building.

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.

Heritage

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of the conservation area in exercising planning functions.

Policy D2 is focused on heritage. It is stated the Council will preserve and where appropriate enhance Camden's rich heritage assets and their settings including conservation areas. Policy D2 is further supported by CPG Design dated March 2019. The applicant has had regard to that CPG in particular its guidance on detailed design and use of materials.

As outlined above, the site is located within the Kings Cross and St Pancras Conservation Area. The proposals provide sensitive alterations to the existing windows and door openings which reflect the character of the building and the wider area.

The existing chimney, which is shown below at Figure 1, has no historical merit, and cannot be viewed from the surrounding streets.



Figure 1: Photo of chimney

It is therefore considered that its removal has no impact in heritage terms. The proposals therefore accord with national, strategic and local planning policy objectives with regards to heritage.

SUMMARY

In summary the proposals are sensitive alterations to the appearance of the building change to the building and would not have any adverse impact on the Conservation Area. The minor works will have minimal impact on the design and appearance of the building, the external alterations will enhance the front façade on Britannia Street and the rear elevation at Leeke Street. The demolition of the existing chimney will have no design or heritage impact. It is therefore considered that the proposals are acceptable, and permission should be granted.

I trust the above and enclosed information provides sufficient information to validate the application, however should you require any further information please do not hesitate to contact me on the details at the top of the letter.

Yours faithfully

A solid black rectangular box used to redact the signature of the sender.

Caroline McIntyre MRTPI