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Town Planning Lead
Mace Dragados HS2 Project Office

Patrick Marfleet

Senior Planning Officer
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Sent via email

31 May 2023

Dear Patrick,

Application for the erection of a six-storey combined Construction Skills Centre (Use Class F1) and HS2 Site Accommodation (Use Class (E) as temporary meanwhile uses to facilitate the construction of HS2 Euston Station (your ref: 2021/3796/P)

This application is made under Section 73 of the Town and Country Planning Act 1990, and seeks to vary conditions applied to the approved planning permission for a Construction Skills Centre (CSC) and Site Accommodation at the former Maria Fidelis school site (ref: 2021/3796/P). The CSC and Site Accommodation building is currently under construction and practical completion is anticipated in January 2024.

The proposed changes comprise the removal of proposed cycle parking for the CSC from the originally approved location, and the removal of a pediment at roof level on the northern elevation of the building.

To regularise these changes the following amendments to the planning permission are sought:

- Variation to Condition 3 to replace previously approved plans with new drawings; and
- Removal of Condition 17 in its entirety.

Cycle parking

Condition 17 of permission 2021/3796/P states:

“Prior to occupation of the development, details of secure and covered cycle storage areas for a total of 40 long and short stay cycle parking spaces for the CSC and 98 long and short stay spaces for the site office accommodation shall be submitted to and approved by the local planning authority. The approved facilities shall thereafter be provided in its entirety prior to the first occupation, and permanently retained thereafter.”

In relation to Condition 17, the provision of 38 long stay cycle parking spaces for the CSC have been approved in a new location outside the red line boundary of the main application site (but within the wider former playground site), under a separate planning permission (your ref: 2023/0253/P). This was approved by LBC on 16 March 2023. Originally this land was reserved for use as part of the UK Power Networks (UKPN) substation works, connected to the wider redevelopment of HS2 Euston Station, to the rear of the Exmouth Arms pub. Following discussions with UKPN, it has been determined that this land is no longer required for their purposes and HS2 Ltd, Mace Dragados Joint Venture (MDJV) and the London Borough of Camden (LBC as operator of the CSC), have agreed that this area of land would provide a more suitable location for cycle parking than the previously approved location.

Two short stay cycle parking spaces will be provided in front of the CSC visitor entrances. The two short stay cycle parking spaces will be provided as Sheffield Cycle Stands in front of the main entrance, and the location of these is shown on drawing on the submitted Ground Floor Plan (ref: 1CP01-MDS_FBM-AR-DGA-SS08_SL23-GF-000001 C02). This, in addition to the 38 long stay cycle spaces, makes up the total of 40 spaces for the CSC.

The Site Accommodation cycle parking is located outside the red line boundary for the main application site as shown on the submitted Site Plan (ref: 1CP01-MDS_FBM-AR-DSP-SS08_SL23-GF-000004 C02). These Site Accommodation cycle parking spaces are authorised as temporary works under Section 2 of the HS2 Act, and therefore were specifically excluded from the application ref: 2021/3796/P.

We therefore request the Condition 17 is removed, as the CSC long stay cycle parking will be delivered under a separate planning permission (ref: 2023/0253/P), and details of the CSC short stay cycle parking are included within this application. The temporary Site Accommodation cycle parking will be delivered as temporary works under HS2 Act powers.

In parallel to this application, it has been suggested by Council officers that a Deed of Variation would be required to amend the Section 106 agreement (dated 10 December 2021). A Deed of Variation would refer to the provision of the new CSC cycle storage area as consented by the more recent planning permission (ref: 2023/0253/P).

Revised drawings (see Table 1 below) are submitted as part of this application, which remove the CSC cycle parking from its original location. In addition to the amendments to approved drawings, the amendments sought would apply to the following planning application documents / sections:

- Design and Access Statement (1CP01-MDS_FBM-AR-STA-SS08_SL23-000001):
 - 5.6 – Proposed Site Plan
 - 7.6 - Elevations
 - 8.3 – Landscape Plan
 - 10.6 – Cycle Parking
- Transport Assessment (1CP01-MDS_ARP-TM-REP-SS08_SL23-990010):
 - Figure 8 – Proposed cycle parking location and access
- Travel Plan (1CP01-MDS_ARP-TM-REP-SS08_SL23-990011):
 - Figure 6 – Proposed cycle parking location and access
- Landscape Report (1CP01-MDS_FBM-LS-REP-SS08_SL23-000001):
 - 3.1 – Landscape Plan

Removal of pediment

The roofline of the building consists of a number of triangular pediments. These were included in the design to respond to the local architectural context following feedback from stakeholders during pre-application discussions.

Further design development has necessitated the removal of one pediment on the northern elevation of the building. The removal of this pediment is required to ensure that there is an unobscured and uninterrupted view from the viewing platform on the roof terrace, into the HS2 worksite to the north. Given that this elevation of the building faces northwards into the HS2 construction site, this change is considered to be acceptable with no material impact on the appearance of the building or the character of the surrounding area.

A revised elevations drawing (ref: 1CP01-MDS_PML-AR-DEL-SS08_SL23-000001 C07) is submitted as part of this application, which shows the northern elevation of the building omitting the pediment at the eastern end of the building (as highlighted by a bubble and annotation, at Gridline 1H-1J-1G). The pediment will be replaced with a handrail. It is proposed to vary Condition 3 to replace existing plans with this updated elevation. In addition, a revised Roof Floor Plan drawing (ref: 1CP01-MDS_PML-AR-DPL-SS08_SL23_F6-000004 C04) is submitted.

We request the approved contextual drawing (1CP01-MDS_FBM-AR-DEL-SS08_SL23-000005 C01) is deleted from Condition 3, as the northern elevation would no longer be accurate.

Schedule of drawings

The following drawings are submitted as part of this application. Table 1 below indicates where an approved drawing is to be superseded or deleted.

Table 1: Schedule of drawings

Drawing Title	Reference Number	Approved Drawing to be superseded / deleted
Site Location Plan	1CP01-MDS_FBM-AR-DSP-SS08_SL23_GF-000002 C01	n/a – no change
Proposed Elevations Sheet 1	1CP01-MDS_PML-AR-DEL-SS08_SL23-000001 C07	1CP01-MDS_FBM-AR-DEL-SS08_SL23-000001 C01
Proposed Site Plan	1CP01-MDS_FBM-AR-DSP-SS08_SL23_GF-000004 C02	1CP01-MDS_FBM-AR-DSP-SS08_SL23_GF-000004 C01
Ground Floor GA Plan	1CP01-MDS_FBM-AR-DGA-SS08_SL23_GF-000001 C02	1CP01-MDS_FBM-AR-DGA-SS08_SL23_GF-000001 C01
Enclosure, Fence & Gate Elevations Drawing 02	1CP01-MDS_FBM-AR-DDE-SS08_SL23-000018 C02	1CP01-MDS_FBM-AR-DDE-SS08_SL23-000018 C01
Roof Floor Plan	1CP01-MDS_PML-AR-DPL-SS08_SL23_F6-000004 C04	1CP01-MDS_FBM-AR-DGA-SS08_SL23-F6-000001 C01
Context Elevations (North and South)	n/a – Approved Drawing to be deleted	1CP01-MDS_FBM-AR-DEL-SS08_SL23-000005 C01

Next steps

The application fee of £234 has been paid via the Planning Portal. I trust you have all you need to validate the application and look forward to receiving confirmation that the amendments are agreed in due course. Please do not hesitate to contact me if you require any further information or clarifications.

Yours sincerely



Ryan Ward
Town Planning Lead
Mace Dragados HS2 Project Office

Appendix: Recent Site Photographs

