

Application ref: 2023/2947/P
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Date: 3 October 2023

Development Management
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Joshua KCCGPL
4 Stable Street
London
N1C 4AB

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
2 Pancras Square
London
N1C 4AG

Proposal:
Alterations to ground floor west elevation, including removal of brise soleil and installation of new windows, and new green walls, planting and artwork to undercroft

Drawing Nos:
Site Location Plan, 132-FA-00-ZZ-DR-A-1100 Rev 1, 132-FA-00-ZZ-DR-A-2100 Rev 2, 132-FA-00-00-DR-A-4000 Rev 3, Design and Access Statement, Covering Letter

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

Site Location Plan, 132-FA-00-ZZ-DR-A-1100 Rev 1, 132-FA-00-ZZ-DR-A-2100 Rev 2, 132-FA-00-00-DR-A-4000 Rev 3, Design and Access Statement, Covering Letter

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

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

- 4 Prior to commencement of development, full details in respect of the living green walls and planters in the area indicated on the approved plans shall be submitted to and approved by the local planning authority. The details shall include:
 - i. a detailed scheme of maintenance
 - ii. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used
 - iii. full details of planting species and density

The living walls and planters shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

- 5 Prior to the commencement of the development hereby permitted, full details of the artwork as indicated on the approved plans shall be submitted to and approved in writing by the local planning authority. The approved scheme shall be fully implemented and retained for the duration of the development.

Reason: In order to preserve the character and appearance of the host building and conservation area, in accordance with policies D1 and D2 of the Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The proposals involve minor alterations to the ground entrance area within 2 Pancras Square, which is a contemporary office building constructed in 2010.

On the west elevation, the existing brise soleil across three windows would be removed and new sliding metal windows installed. Given the context and scale of the host building, the removal of the brise soleil and the new windows would be a minor alteration that would not detract from the overall appearance of the building and would be in keeping with the fenestration across the rest of the ground floor. In the undercroft area, new green living walls, planters and suspended artwork are proposed. These are considered acceptable in principle

and would improve the existing entrance space. Further details of these are secured by condition.

The removal of the brise soleil would not significantly increase internal heat gains in the building, given the provision of shading from the buildings and plants within Pancras Square to the west. In addition, the new sliding windows would allow for natural ventilation.

The proposal is considered to preserve the character and appearance of the conservation area. Special attention has been paid to the desirability of preserving or enhancing the character or 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 2013.

The proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, D1, D2, A3 and CC2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2023.

- 2 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).
- 3 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

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 2021.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer