

Cindy Wan

Town Planning Lead

Mace Dragados HS2 Project Office

Gavin Sexton

Principal Planner

Regeneration and Planning

London Borough of Camden

Sent via Planning Portal

Our ref: 1CP01-MDS_ARP-TP-NOT-SS08_SL23-990023

Planning Portal ref: PP-12476351

31 October 2023

Dear Gavin,

Redevelopment of the site to include change of use of former school building to office use with associated external alterations and multi-use community facilities; erection of a two storey Construction Skills Centre and provision of public open space together with alterations to existing access arrangements, all as meanwhile uses for a period of 10 years (planning application ref: 2019/3091/P as amended by 2023/4110/P)

This application is made under Section 73 of the Town and Country Planning Act 1990, and seeks to vary conditions 3 and 9 applied to the approved planning permission for the redevelopment and change of use of the former Maria Fidelis school building (planning application ref: 2019/3091/P as amended by 2023/4110/P).

Background

Since the original planning permission was granted on 15 October 2021 the proposed occupiers of the building have changed, necessitating minor changes to the design of development on the site. HS2 Ltd, Mace Dragados JV (MDJV) and its supply chain are to occupy and manage the office space on the ground, first and second floors of the main school building. The community uses in the multi-use hall will be managed by The Euston Partnership. It is now proposed that there will be community use space provided on the ground floor of the main building. This will also be managed by The Euston Partnership, who have recently drawn up initial proposals for the operation of the space. The annex is now intended to be used temporarily for community uses until the expected resumption of main

HS2-HS2-CO-TEM-000-000067 P01

works on HS2 Euston station (in April 2025). A local voluntary & community sector organisation will be the operator of the temporary community use space, and is expected to be appointed shortly. A number of design changes are therefore required to accommodate the needs of the newly proposed occupiers.

The intention is to adopt a phased approach to the redevelopment of the building, with the initial phase seeing only the ground floor fitted out. Fit out of the first and second floors will follow at a later date.

The permission description retains mention of the erection of a two storey Construction Skills Centre. However, a separate planning permission has been granted for the erection of a six-storey combined Construction Skills Centre and HS2 Site Accommodation building (planning application ref: 2021/3796/P). This is now under construction, and so precludes the implementation of a two storey Construction Skills Centre as permitted by this consent.

Detail on planned uses and operation of the site

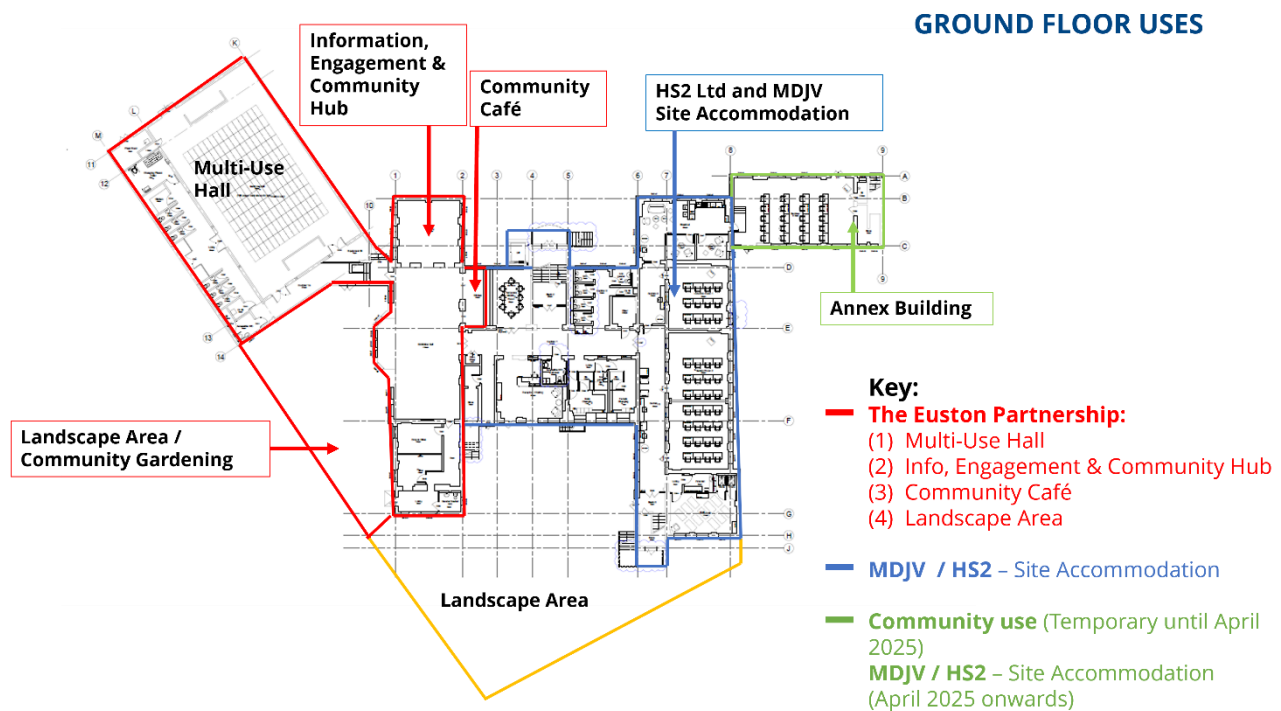


Figure 1: Diagram showing intended ground floor occupiers and uses

The various uses on the site will now be operated by different entities, working in collaboration. Figure 1 shows the intended split of occupiers and uses across the ground floor of the site. It is now intended that HS2 Ltd, MDJV and its supply chain will occupy the office spaces in the main building as part of the management of the HS2 Euston station site and the wider HS2 project. The offices will be used for collaborative working between HS2 and its partners. MDJV will have overall responsibility for the site.

Community uses on the site will be facilitated in part by The Euston Partnership. The Euston Partnership's strategic aims for community use of the site are to support local communities to socialise, to provide employment and upskilling opportunities, and to support mental and physical wellbeing. The proposals for the Euston Partnership operated parts of the ground floor are as follows.

- **Information, Engagement and Community Hub (Library, Exhibition Hall, Drop-In 'Clinic' and Office)** – the intention is for these spaces to be used flexibly to facilitate various community activities. Each space has specific characteristics to support the wide range of these activities. The Library space is intended to be a quieter area, used for activities such as out of school hours study support. The Exhibition Hall is intended to be used as a space for the community to socialise and to learn about what is happening in the area. The Drop-In 'Clinic' space will act as a private interview room – supporting individual and small group community activities, such as employability coaching and social prescribing. The Office will be used by local voluntary and community sector groups to support their running of community programmes. The hub will also enable HS2 to meet its commitments under the HS2 Act to provide a local information drop-in centre (U&A no. 2285). The hub will be in place for the duration of the meanwhile uses planning permission and managed by The Euston Partnership.
- **Multi-Use Hall** – this space will mainly be used for community sports and leisure activities. Examples of this could include physical social prescribing activities by Green Light Pharmacy and physical activity programmes by Fitzrovia Youth In Action and the Camden Community Sports/Physical Activity Team. The space may also potentially be used by Shahjalal Jame Masjid (Euston Mosque) for prayers. The multi-use hall will be in place for the duration of the meanwhile uses planning permission and managed by The Euston Partnership.
- **Community Café** – this café will not be a commercial operation and will operate primarily as a community run social enterprise, training young people to work as baristas and in the hospitality industry. There will be no primary food preparation on site, and the café's kitchen will be to an office kitchen specification. The café would serve light refreshments to service users and visitors to the old school building, operating for six hours a day Monday to Friday (expected to be 9am-3pm). The café's kitchen would be used by office staff outside these hours. The community café will be in place for the duration of the meanwhile uses planning permission and managed by The Euston Partnership.

For information, indicative illustrative drawings of the initial The Euston Partnership proposals are appended to this letter – see Appendix 1.

The Annex building is to be operated by a local voluntary & community organisation. The operator is to be confirmed following a procurement process which is ongoing at the time of submission. The proposals for the Annex building are as follows:

- This approximately 117 square metre space is intended to be flexible in terms of use by local businesses and the community (although for the purpose of planning it is assumed as office use for the purposes of trip generation, deliveries, servicing etc.).
- The annex will require separate access. This will need to be provided through the meanwhile use Starcross Yard open space managed by the London Borough of Camden. It is our understanding that access has been agreed in principle with the London Borough of Camden Green Space team, with the intention that flexibility of access is maintained for users of the Annex, subject to further agreement.
- Once the operator of the temporary community use space is appointed, the exact detail of access arrangements and opening hours will be confirmed with London Borough of Camden through the Section 106 Community Facilities Management Plan (detailed further below). The Annex's temporary use by local businesses and the community is intended to last only for the duration of the HS2 Euston station main works pause (until April 2025), after which the use of the Annex space will revert to office use as per the consented scheme.

Details regarding the management of community facilities to minimise disturbance to local residents and other building users will be set out in a Community Facilities Management Plan. This will include details on operating hours, management and access arrangements for the community and meanwhile uses. The Plan will be prepared and submitted once more details are known on these community uses, and the Plan can be updated as and when required.

Submission of the Plan will require a Deed of Variation to the Section 106 legal agreement, to amend the obligation to provide a 'Community Hall Management Plan' with the obligation to provide a 'Community Facilities Management Plan', to reflect the various proposed community uses. This approach has been agreed with LBC officers.

Assessment of design changes

Table 1 sets out the proposed design changes and provides an assessment of why these are considered to not unacceptably change the character and appearance of the proposed development. The changes have been assessed against the following national, regional and local planning policies:

- National Planning Policy Framework (updated 5 September 2023)
- The London Plan 2021 (adopted 2 March 2021)
- Camden Local Plan (adopted 3 July 2017)
- Camden Planning Guidance – Design (January 2021)
- Euston Area Plan (adopted 26 January 2015)

Table 1: Assessment of Design Changes

Design Change	Assessment	Relevant Planning Policies
Changes to the internal fit out of office accommodation including removal of some partitions on the ground, first and second floors.	These changes concern internal fit-out and are to align development to the needs of the proposed occupiers. These changes do not change the overall planned uses of the development from the original planning application or the external appearance of the site. They are therefore assessed as to not cause any materially new or different impacts.	-
Changes to the internal fit out of community use areas on the ground floor.		
Changes to the internal fit out of the multi-use hall including installation of accessible platform lift, installation of a changing places WC and refurbishment of existing changing rooms / WCs / showers.		

<p>Changes to the North Gower Street external façade of the multi-use hall including narrowing of the entrance door and updates to the design of the entrance to include a roller shutter.</p>	<p>The originally consented entrance proposed a laser cut corten steel folding gate which matched the proposed entrance to the CSC building. These gates were originally conceived as a pair. Since this CSC gate was not implemented, there is limited benefit in providing matching gates to the Community Hall entrance. The originally consented folding gates are manually operated and heavy, and therefore would potentially be difficult to use. It is considered that the proposed roller shutter would be easier to operate as it is automatic, and more inclusive as it could therefore be operated by any person. Further, the folding gates needed a 'parking space' when open located within the alcove. It is considered that they would therefore be more challenging to operate within the reduced width entrance in comparison to a roller shutter. The proposed roller shutter is set back from the façade by approximately 400mm and is fully concealed within the building fabric. The roller shutter is to be black coloured and fully perforated (see precedent images in Appendix 2). This would allow transparency and a permanent visual connection between inside and outside. It is noted that further details about the roller shutter will be provided as part of the discharge of Condition 4.</p> <p>The updated design of the multi-use hall entrance maintains a legible entrance to the hall for community uses, and therefore the design updates do not impact on the ability of the development to improve movement through the site, provide easily recognisable routes and contribute positively to the street frontage (in line with Camden Local Plan Policy D1). The multi-use hall entrance will also continue to provide inclusive and accessible access for all (in line with Camden Local Policy Plan C6). The roller shutter proposed will ensure security and minimise crime and antisocial behaviour (in line with Camden Local Plan Policy D1).</p>	<p>Camden Local Plan Policies C6 and D1</p>
--	---	---

<p>The height of louvre for acoustic plant on the roof is proposed to be 3 meters with no change to the location as shown in the original consent.</p>	<p>The revised height of the louvre for acoustic plant is lower than the height of other parts of the roofline. As it is to the rear of the building, the change in height will have minimal impact on townscape (as considered by Camden Planning Guidance - Design).</p>	<p>Camden Planning Guidance – Design</p>
<p>Design changes to the external staircase enclosure at the main entrance to the old school building.</p>	<p>In the extant permission it was proposed that the external staircase to the west of the main entrance doors would be enclosed to protect from inclement weather. However, later fire consultant advice has suggested that the canopy over the main entrance should be sufficient to provide this weather protection.</p> <p>As a result, it is now proposed to remove the enclosure from the staircase, but to retain a dividing side wall between the main entrance doors and the external staircase. The dividing wall will be clad in the same black aluminium as the canopy, and will ensure that the legibility of the front of the building is maintained. The design change to the external staircase enclosure should therefore not impact on the ability for people to easily navigate around the development. The design continues to be carefully integrated into the building's overall appearance (in line with Camden Local Plan Policy D1).</p> <p>There is no change to blocking the existing door immediately adjacent to the new entrance doors. This blocking up of the existing entrance is currently consented.</p>	<p>Camden Local Plan Policy D1</p>

Change of the lift shaft's cladding material to profiled metal cladding, matching that of the adjacent CSC building.	The new cladding material for the lift shaft is an attractive, robust material which weathers and matures well (in line with London Plan Policy D3 and Camden Local Plan Policy D1). The new cladding material complements the material of the proposed entrance canopy and that of existing surrounding buildings (as covered by Camden Local Plan Policy D1). As the lift is being provided externally and to the rear of the property, it will also not be viewable from street level at the entrance to the site, meaning the material choice will have minimal impact on townscape (as considered by Camden Planning Guidance - Design).	London Plan Policy D3 Camden Local Plan Policy D1 Camden Planning Guidance – Design
--	---	---

The updated designs continue to use attractive, robust materials which weather and mature well (in line with London Plan Policy D3 and Camden Local Plan Policy D1). They also continue to meet the highest standards of accessible and inclusive design (in line with Camden Local Plan Policy C6 and London Plan Policy D5). The revised development design will respect local context and character and integrate well with the surrounding streets (as laid out by Camden Local Plan Policy D1). It will support creation of an integrated, well connected and vibrant place of the highest urban design quality, which builds on existing character and provides an attractive and legible environment for local people, workers and visitors (as sought by Euston Area Plan Policy EAP2). We therefore consider that the changes avoid materially diminishing the quality of the approved development, as set out in NPPF Paragraph 135.

Variation to Condition 3: Schedule of drawings

Variation to Condition 3 is required to replace previously approved plans with new drawings to reflect the design changes set out above. The following drawings are submitted as part of this application. Table 2 below indicates where an approved drawing is superseded.

Table 2: Schedule of drawings

Drawing Title	Reference Number	Approved Drawing to be superseded
Ground Floor General Arrangement	1CP01-MDS_SQD-DS-DPL-SS08_SL23_GF-000001_P01	1044-P-1010 Proposed Workspace Ground Floor Plan 1044-P-1014 Proposed Multi-Use Hall Ground Floor Plan
First Floor General Arrangement	1CP01-MDS_SQD-DS-DPL-SS08_SL23_F1-000001_P01	1044-P-1011 Proposed Workspace First Floor Plan
Second Floor General Arrangement	1CP01-MDS_SQD-DS-DPL-SS08_SL23_F2-000001_P01	1044-P-1012 Proposed Workspace Second Floor Plan
Proposed Main Building North & South Elevations	1CP01-MDS_FBM-AR-DEL-SS08_SL23-000017_C02	1044-P-2010 Proposed Workspace North Elevation
		1044-P-2011 Proposed Workspace South Elevation
Proposed Community Hall West Elevation	1CP01-MDS_FBM-AR-DEL-SS08_SL23-000018_C02	1044-P-2012 Proposed Multi-Use Hall elevation

Although not superseded through this amendment, please note that the following documents made use of the originally approved designs and are therefore impacted by the changes:

Table 3: Schedule of approved documents impacted by design changes

Approved Document	Reference Number
Design and Access Statement	1044-B-02-DAS_LR_Part1 1044-B-02-DAS_LR_Part1 REV A 1044-B-02-DAS_LR_Part2 1044-B-02-DAS_LR_Part3 1044-B-02-DAS_LR_Part4 1044-B-02-DAS_LR_Part5 1044-B-02-DAS_LR_Part6 1044-B-02-DAS_LR_Part7 1044-B-02-DAS_LR_Part8
Material Schedule	1044-B-20-05 Material Schedule

Streetscenes A-A and B-B	1044-P-3000 Streetscenes A-A and B-B
Streetscenes C-C and D-D	1044-P-3001 Streetscenes C-C and D-D
Workspace Visual	1044-P-9401 Workspace Visual
Planning statement	Planning Statement

Variation to Condition 9: Surface water run-off related drawings

Condition 9 of the original planning permission stated that surface water run-off related drawings should be produced “prior to the commencement of any development other than works of demolition, site clearance & preparation”. The reason for the condition being applied is “to reduce the rate of surface water run-off and limit the impact on the storm-water drainage system”. This condition will be addressed through the external landscaping design. However, the current design and construction programme will not see the external landscaping design (including surface water run-off related drawings) completed until after some construction work on the building has commenced. Therefore, it is proposed that the wording of Condition 9 is amended to:

“Prior to commencement of any ~~development other than works of demolition, site clearance & preparation~~ **external landscaping works**, drawings demonstrating the potential impacts and location of exceedance flows shall be submitted to and approved in writing by the local planning authority. The details should show as much as possible how exceedance will be attenuated on site and as a minimum raise no increased risk to the public and neighbouring properties.

Reason: To reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system in accordance with policies CC1, CC2 and CC3 of the Camden Local Plan.”

Varying the trigger for providing surface water run-off related drawings in this way will not impact on the accordance with the reasons for Condition 9 when the building is occupied.

Next steps

In parallel with this Section 73 application, a Deed of Variation to the Section 106 legal agreement will be sought to:

- Update the definition of enabling works to include demolition works
- Update the clause in relation to the Employment and Skills Training Plan (along with revision of skills, education and employment obligations)
- Retitle the Community Hall Management Plan to Community Facilities Management Plan
- Amend the triggers for the discharge of various plans from construction commencement to prior to occupation.

The application fee of £234 for this application 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,

A handwritten signature in black ink, appearing to be 'Cindy Wan', with a stylized, cursive script.

Cindy Wan
Town Planning Lead
Mace Dragados HS2 Project Office

Appendix 1: Illustrative drawings showing TEP Proposals for café and hub





Open bookcases - one open,
one with locking doors

Square 800x800 tables with black wooden legs

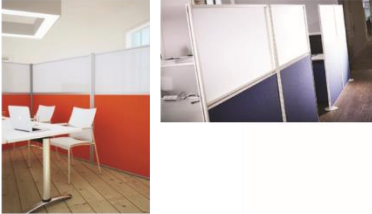


Upholstered chairs

Planter room divider x2
with storage below



Screen by kids area - mix of fabric/acrylic



Low round stools in various colours



Kid friendly table stackable stools



COMMUNITY HUB

Private booth



High shelf for working and
upholstered high stools



4 x 1m wide desks (60cm depth) with
upholstered desk chairs

Corner reception desk
with desk chair + pedestal
and lockers



Sets of winged armchairs and low coffee table



Circular white dining tables with wooden or
steel legs with upholstered dining chairs



Reclined armchairs with small round circular
coffee tables



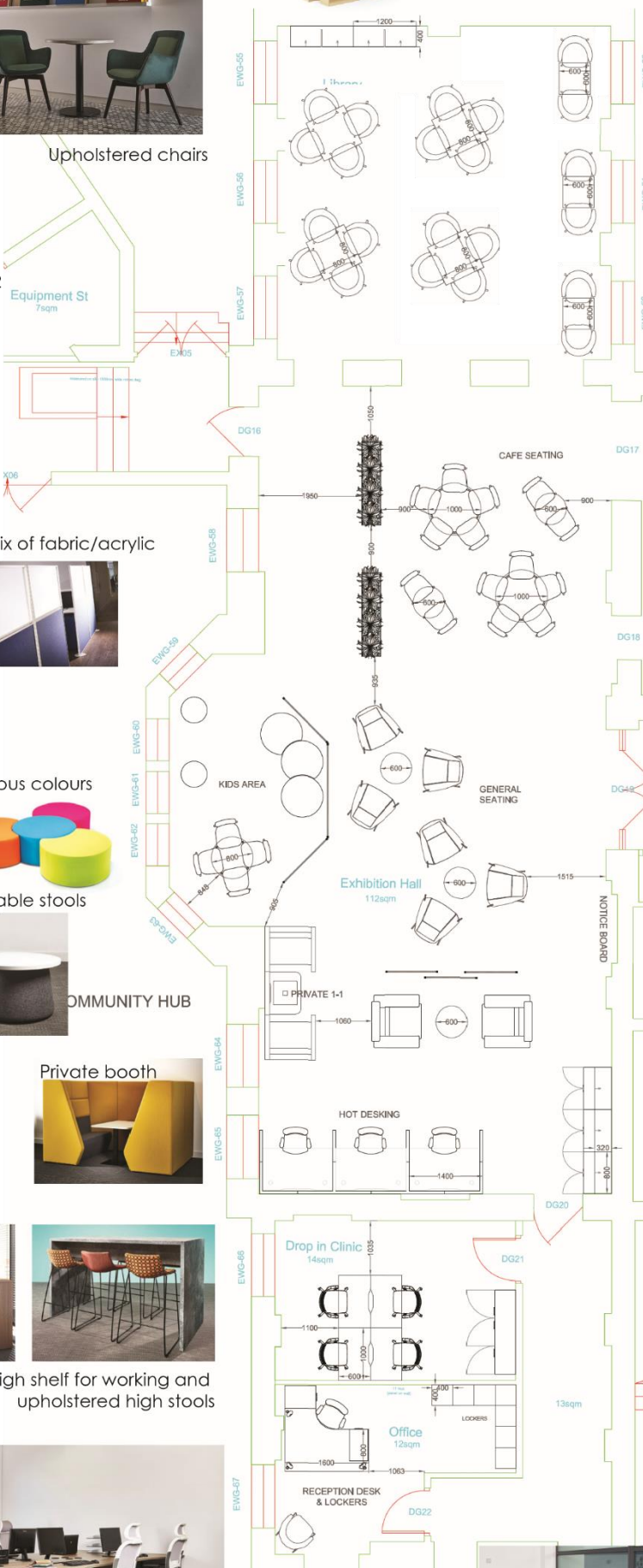
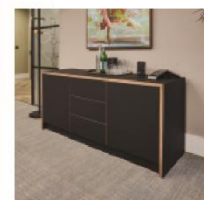
Angled screen for dividing the space



Set of 2 armchairs and table



Credenza
storage unit



Appendix 2: Precedent images for roller shutter

