

Application ref: 2022/2667/P
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Date: 25 November 2022

Development Management
Regeneration and Planning
London Borough of Camden
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Judd Street
London
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planning@camden.gov.uk
www.camden.gov.uk/planning

RPS
20 Farringdon Street
London
EC4A 4EN
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Francis Crick Institute
1 Midland Road
London
NW1 1AT

Proposal: The installation of a permeable deck above the existing brown roof on the eastern end level 05 terrace, together with a refreshment kiosk under the roof eaves, provision of perimeter planters and additional landscaping

Drawing Nos: 005 - Planting Plan; 21063 PL 002; 21063 PL 105 Rev. P1; 21063 PL 115 Rev. P1; 21063 PL 120; 21063 PL 203 Rev. P1; 21063 PL 204 Rev. P1; 21063 PL 205 Rev. P1; 21063 PL 223 Rev. P1; 21063 PL 224 Rev. P1; 21063 PL 225 Rev. P1; 21063 PL 321 Rev. P1; 21063 PL 401; 21063 PL 402; 21063 PL 421; 21063 PL 422; Biodiversity Metric 3.0 Auditing and Accounting for Biodiversity Calculation Tool (received 20/10/2022); Biodiversity Net Gain Assessment (c) (prepared by RPS, received August 2022); L-DTL-8012 Rev. 02 (Bird and Bat Boxes - Elevations); Cover Letter (prepared by RPS, dated 21/06/2022); Design and Access Statement (dated 16/05/2022); Drainage Technical Note (prepared by RPS, dated 23/05/2022); Noise Impact Assessment (prepared by RPS, dated 04/01/2022); Planning Statement (prepared by RPS, dated 21/06/2022); Preliminary Ecological Appraisal Rev. B (prepared by RPS, dated March 2022); RPS Technical Response (dated 22/10/2022).

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: 005 - Planting Plan; 21063 PL 002; 21063 PL 105 Rev. P1; 21063 PL 115 Rev. P1; 21063 PL 120; 21063 PL 203 Rev. P1; 21063 PL 204 Rev. P1; 21063 PL 205 Rev. P1; 21063 PL 223 Rev. P1; 21063 PL 224 Rev. P1; 21063 PL 225 Rev. P1; 21063 PL 321 Rev. P1; 21063 PL 401; 21063 PL 402; 21063 PL 421; 21063 PL 422; Biodiversity Metric 3.0 Auditing and Accounting for Biodiversity Calculation Tool (received 20/10/2022); Biodiversity Net Gain Assessment (c) (prepared by RPS, received August 2022); L-DTL-8012 Rev. 02 (Bird and Bat Boxes - Elevations); Cover Letter (prepared by RPS, dated 21/06/2022); Design and Access Statement (dated 16/05/2022); Drainage Technical Note (prepared by RPS, dated 23/05/2022); Noise Impact Assessment (prepared by RPS, dated 04/01/2022); Planning Statement (prepared by RPS, dated 21/06/2022); Preliminary Ecological Appraisal Rev. B (prepared by RPS, dated March 2022); RPS Technical Response (dated 22/10/2022).

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 first use of the amenity space at Level 05 NE hereby permitted, a Landscape and Ecological Management Plan for the brown roofs at Levels 05 NE and for the 22sqm wildflower mounds at 06 SW shall be submitted to and approved in writing by the local planning authority. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policies A2, A3, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 5 Prior to the end of the planting season immediately following the installation of the metal mesh platform at Level 05 NE hereby permitted, a plan and photographs showing the location and provision of at least 22sqm of wildflower mounds on the Level 06 SW Terrace shall be submitted to and approved in writing by the local planning authority.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policies A2, A3, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 6 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details by not later than the end of the planting season following completion of the development. Prior to the end of the planting season two years following the installation of the biodiversity measures for the terraces at Levels 05 NE and 06 SW hereby approved, a Biodiversity Audit shall be undertaken to ensure that these areas are performing as envisaged. Any trees or areas of planting which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies A2, A3, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 7 Noise from the use of the proposed area LAeq should be controlled to at least 10dB below the background noise level LA90 without any activities present, in each octave band at the nearest noise sensitive location.

Reason: To ensure that the amenity of occupiers of the development site / surrounding premises is not adversely affected by noise from the roof terrace amenity space in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 8 The roof terrace amenity space at Level 05 NE hereby permitted shall not be used other than within the following times:

08:00 Hours to 22:00 Hours - Monday to Friday

09:00 Hours to 20:00 Hours - Saturdays, Sundays, Bank Holidays and Public Holidays.

Reason: To safeguard the amenity of the adjoining premises and the area generally in accordance with policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 9 No music shall be played on the amenity space at Level 05 hereby permitted in such a way as to be audible within any adjoining premises or on the adjoining highway.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, CC1, D1, A1, and A4 of the London Borough of Camden Local Plan 2017.

Informative(s):

1 Reasons for granting permission.

Planning permission is sought for the installation of a permeable metal mesh platform above part of the existing brown roof at 5th floor level (161sqm), to create a roof terrace for use as staff amenity space. The deck would be enclosed by perimeter planters with adjacent fixed benches, and a refreshment kiosk would be installed under the roof eaves to the north of the terrace.

In terms of design, the proposed refreshment kiosk would sit comfortably beneath the roof eaves, and the finish and colour would match the adjacent façade. The submitted CGIs demonstrate that, given its height and positioning, the proposed kiosk would not be visually prominent within views from ground level. The existing entrance door to the roof would be widened to facilitate wheelchair access to the new terrace and internal modifications would enable step-free access to be provided from the existing lift. The installation of planters with varied planting around the edges of the terrace would introduce visually pleasing greenery at roof level which is considered acceptable. Overall, the design of the proposed terrace is considered to be of a high quality, and it would preserve the character and appearance of the King's Cross St Pancras Conservation Area and respect the setting of the neighbouring listed buildings.

The permeable metal mesh design of the proposed platform would allow light and water to penetrate so that the existing brown roof could be retained and sustained. The proposals include enhancements to the performance of the existing brown roof at 5th floor level, with the introduction of more varied species and a larger mesh area to accommodate this. Although the proposals would result in a net loss of planted area at 5th floor level, this would be mitigated by an overall net gain in biodiversity through the installation of 22sqm of wildflower mounds to the 6th floor brown roof, in addition to recent enhancements to the existing brown roof at 2nd floor level. The proposed planting is considered to be suitable for the site and the Council's Nature Conservation Officer has confirmed that the proposals are acceptable, subject to conditions for the submission of details of the proposed wildflower mounds, and a Landscape and Ecological Management Plan and Biodiversity Audit for the 5th and 6th floor brown roofs.

The Council's Sustainability Officer has reviewed the proposals and noted that the proposals would have no impact on the existing drainage makeup and would not change the layering or outfall from the roof areas, and as such the scheme is considered acceptable from a sustainable drainage perspective.

Due to the location and nature of the proposals, the proposals would not impact neighbouring amenity by way of loss of outlook, daylight or privacy. The Council's Environmental Health Officer has considered the submitted Noise Impact Assessment, and is satisfied that the proposals are acceptable in environmental health terms, subject to conditions to control noise levels and music. A further condition would be secured to control the hours of use of the amenity space to those noted in the Noise Impact Assessment.

No objections have been received prior to the determination of the application.

The planning history of the site has been taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the setting of nearby listed buildings and the character and appearance of the conservation area, under sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies A1, A3, A4, CC2, CC3, C6, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

- 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.>

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name and title.

Daniel Pope
Chief Planning Officer