

Application ref: 2023/5423/P
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Date: 4 April 2024

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

RPS Consulting Services Limited
20 Farringdon Street
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EC4A 4AB

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:

Erection of glazed pavilion structure to fifth floor roof terrace, in addition to replacement of decking material and installation of green wall to upper level northeast elevation.
Biodiversity enhancements to sixth floor green roof at southwest corner.

Drawing Nos: 170038-PP-ZZ-XX-DR-A-00-0002, 170038-PP-ZZ-XX-DR-A-01-0300, 170038-PP-ZZ-XX-DR-A-11-0000, 170038-PP-ZZ-05-DR-A-01-0105, 170038-PP-ZZ-05-DR-A-10-0105, 170038-PP-ZZ-05-DR-A-05-0500, 170038-PP-ZZ-06-DR-A-01-0106, 170038-PP-ZZ-06-DR-A-10-0106, 005 (Level 5 Terrace Planting Plan), 006 (Level 6 Terrace Planting Plan), 025 (Level 5 Terrace Planting and Trellis System), Planning Statement, Design and Access Statement, Covering Letter, Biodiversity Net Gain Assessment, Sustainability Strategy, Statutory Biodiversity Metric Calculation, Drainage Note, Level 5 Soft Landscaping Palette, Landscape and Ecology Management Plan

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:

170038-PP-ZZ-XX-DR-A-00-0002, 170038-PP-ZZ-XX-DR-A-01-0300, 170038-PP-ZZ-XX-DR-A-11-0000, 170038-PP-ZZ-05-DR-A-01-0105, 170038-PP-ZZ-05-DR-A-10-0105, 170038-PP-ZZ-05-DR-A-05-0500, 170038-PP-ZZ-06-DR-A-01-0106, 170038-PP-ZZ-06-DR-A-10-0106, 005 (Level 5 Terrace Planting Plan), 006 (Level 6 Terrace Planting Plan), 025 (Level 5 Terrace Planting and Trellis System), Planning Statement, Design and Access Statement, Covering Letter, Biodiversity Net Gain Assessment, Sustainability Strategy, Statutory Biodiversity Metric Calculation, Drainage Note, Level 5 Soft Landscaping Palette, Landscape and Ecology Management Plan

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 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.

- 5 Noise from the use of the proposed area 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.

- 6 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.

- 7 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 erection of a glazed pavilion to the fifth-floor roof terrace, replacement of decking material, installation of green wall to upper northeast elevation, and biodiversity enhancements to sixth floor roof at southwest corner. The proposed works are considered to be an improvement on the previous permission ref. 2022/2667/P (dated 25/11/2022) and will provide higher quality outdoor staff amenity area as well as improved biodiversity enhancements.

In terms of design, the proposed glazed pavilion would sit comfortably beneath the roof eaves, and the finish and colour would match the adjacent facade. The submitted CGIs demonstrate that, given its height and positioning, the proposed pavilion would not be visually prominent within views from ground level. An existing underutilised interior room would be repurposed as a food preparation area, and access window installed to serve the pavilion. The installation of planters with varied planting around the edges of the terrace as well as the wall planters would introduce visually pleasing greenery at roof level which is considered acceptable. Overall, the design of the proposed pavilion and 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 existing metal grating installed as part of the previous permission will be replaced with aluminium decking with 2mm gaps between the boards. The new

boards will allow for better accessibility while also allowing for sufficient water drainage. In addition, a grey water irrigation system will be installed, minimising the need for mains water irrigation. Further improvements to the fifth-floor terrace include replacement of 'incorrect' planting of the previous permission to ensure it fits the approved specifications and a green wall on the existing eastern gable. A stainless-steel wire system will be applied to the existing aluminium fins, providing adequate substrate for the climbing plants to grow. Sufficiently deep planters will be located at the base of the gable. Planting on the sixth-floor green roof will also be improved with better suited species. The Council's Nature Conservation Officer and Tree Officer have confirmed that the proposals are acceptable.

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. A condition would be secured to control the hours of use of the amenity space from 08.00 to 22.00 Monday to Friday, and 09.00 to 20.00 on Saturdays, Sundays, Bank Holidays and Public Holidays.

No objections were 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 Kings Cross St Pancras Conservation Area, under section 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, 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 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 2023.

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



Daniel Pope
Chief Planning Officer