

7 St Pancras Way

PLANNING STATEMENT IN SUPPORT OF PROPOSED DEVELOPMENT

for

Sally Mackereth and Julian Vogel

April 2013

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1.0 INTRODUCTION

1.1 This statement is submitted on behalf of Sally Mackereth and Julian Vogel in support of an application for Full Planning Permission for a mixed use residential and business development at 7 St Pancras Way. The site is located within the St Pancras & Somers Town ward in the London Borough of Camden.

1.2 The application proposal involves:

- *‘Refurbishment and change of use of the site from live/work (sui generis) and business use (B1) to residential (C3) (1 x 4 bedroom unit and 1 x 2 bedroom unit) and business use (B1), the creation of a dormer extension to the rear of the building fronting St Pancras Way and a single storey extension to the rear building, and other works incidental to the application.’*

1.3 The proposed development has been informed by extensive discussions with Planning, Design and Highways Officers at the London Borough of Camden during the period September 2012 to April 2013.

1.4 This statement has been prepared by DP9 Planning Consultants and provides the planning case in support of the proposed development. It assesses the development in the context of planning policy and guidance at the national, regional and local levels.

1.5 This Planning Statement should be read in conjunction with the other supporting information submitted in support of the applications which comprises:

- Design and Access Statement prepared by Wells Mackereth architects (April 2013);
- Heritage Appraisal prepared by KM Heritage (April 2013);
- Sustainability and Energy Statement prepared by SRE (April 2013);
- Code for Sustainable Homes Pre-Assessment prepared by SRE (April 2013)
- BREEAM Domestic Refurbishment Assessment prepared by SRE (April 2013)
- Daylight/Sunlight and Overshadowing Assessment prepared by Malcolm Hollis Associates (April 2013);
- Land Contamination Report prepared by Jomas Associates (April 2013);
- Transport Issues note prepared by TTP (April 2013)

- 1.6 The following section of this Statement provides a detailed description of the proposal site and the surrounding area.

2.0 THE SITE AND SURROUNDING AREA

The Site

- 2.1 The site is located in the St Pancras & Somers Town ward of the London Borough of Camden. The site comprises a pair of nineteenth century industrial stable buildings with a cobbled courtyard accessed off the west side of St Pancras Way. The stables were built by the Midland Railway Company in 1865-68. The frontage building comprises a two storey building, whilst the rear building is a single storey structure.
- 2.2 The site is located on the west side of St Pancras Way. The buildings share the same general appearance, constructed of red brick with windows set beneath arched heads of blue/black engineering bricks at ground floor level and flat stone lintels at first floor level. External features of interest include a dentil cornice to both buildings, circular windows to the gables of the rear building and a curved corner with corbelled brick detail to the north-west corner of the frontage building.
- 2.3 The King's Cross Conservation Area Statement (2004) defines the site as making a positive contribution to the conservation area and describes it as a '*rare vestige of the Midland Railway's major goods yard, granary and ale stores complex at Agar Town.*'
- 2.4 The existing buildings on the site are currently in business (B1) and live/work use (sui generis). The live work unit in the front building is currently occupied. The rear building has been vacant and in a state of disrepair for several years. The site is in a dilapidated condition with urgent restoration works required in order to secure its long term sustainability.
- 2.5 Vehicular access is to the north of the site. The site currently has the capacity for four car parking spaces located centrally within the courtyard.
- 2.6 The site lies within a highly accessible location, and has a Public Transport Accessibility Level (PTAL) rating of 6a, which is rated as 'Excellent', as calculated using the Transport for London (TfL) PTAL calculation methodology.
- 2.7 A number of national rail and London underground stations are located in close proximity to the site. National rail and London Underground services can be accessed from Kings

Cross and St Pancras stations to the south. Whilst Camden Town and Mornington Crescent provide further London Underground services to the west.

- 2.8 There are a number of high frequency bus services surrounding the site, which can be accessed from St Pancras Way.

The Surrounding Area

- 2.9 The site is located in the St Pancras and Somers Town ward. The site location has been the focus of significant regeneration for mixed use residential and commercial development in recent years.
- 2.10 To the north of the site fronting St Pancras Way is St Mungos (No. 9 St Pancras Way) which comprises a three storey nineteenth century building currently in use as a homeless persons' hostel. St Mungos is identified as making a positive contribution to the King's Cross and St Pancras Conservation Area in the King's Cross Conservation Area Statement (2004).
- 2.11 Slightly further to the north is 13 St Pancras Way, which is currently undergoing construction works for a redevelopment scheme to create part 6, 7, 8 and 10 storey buildings to provide student accommodation (563 bed spaces) and a builder's merchants at ground floor level.
- 2.12 Adjoining the site to the south is 1-5 St Pancras Way, which comprises a 6 storey residential building with office use at ground floor level. Further to the south at the junction of St Pancras Way and Crowndale Road is Goldington Court which comprises a 6 storey residential block which dates back to 1903.
- 2.13 To the rear and the west of the site is the southern portion of the Royal Veterinary College which comprises a part 5 and part 6 storey building.
- 2.14 To the east of the site and across St Pancras Way is St Pancras Hospital which forms a large group of buildings dating back from the late nineteenth century.
- 2.15 The site is situated in 'Sub Area 1: St Pancras Gardens' of the King's Cross and St Pancras Conservation Area. The character of the sub area is defined in the King's Cross

Conservation Area Statement as comprising a mix of residential and institutional uses, including clusters of hospital and educational buildings in the northern part of the area.

- 2.16 The Design and Access Statement prepared by Wells Mackereth Architects and Heritage Appraisal prepared by KM Heritage, submitted in support of this application, provide a thorough and detailed review of the local context to the application site.

Planning History

- 2.17 A search of the London Borough of Camden's records has identified the following planning history for the site:
- 2.18 Planning permission (2011/3237/P) was granted in 2011 for the erection of a replacement single storey side (south elevation) extension with associated roof lights, installation of eight windows on the rear (west) elevation and the lowering of the existing ground floor level (all to block A) in association with the existing business use.
- 2.19 Planning permission (2009/3917/P) was granted in 2010 for the erection of a single storey side extension at block A, installation of roof lights and reinstatement of windows at block A and B, various elevational alterations and new entrance gates in connection with the change of use from scrap metal yard (sui generis) to business use (B1) and one live work unit (sui generis). The officer's report for the 2011 consent on the site confirms planning permission 2009/3917/P has been partially implemented by virtue of refurbishment works to the front building. However, the officer's report confirms that the consented works have not been implemented in the rear building. This remains the case today with the rear building in urgent need of refurbishment works.
- 2.20 Planning permission was refused (2007/2514/P) in 2007 for the partial demolition of the existing buildings and redevelopment to create a three storey building plus a new basement, all for office use. A subsequent appeal on the decision was withdrawn in 2008.
- 2.21 An application (2005/3206/P) for the redevelopment of 1-7 St Pancras Way involving the demolition of existing warehouse buildings at Nos. 1-5 and the front building at No.7 to provide 71 residential units and 530sq.m of offices in a six storey replacement building and refurbished rear building at No.7 was withdrawn in 2005.

- 2.22 Planning permission (9201101) was granted in January 1993 for the formation of two new vehicular means of access to the highway onto St Pancras Way and associated elevational alterations including the construction of a rear entrance to the yard.
- 2.23 The Council issued an Established Use Certificate for the use of the site as a scrap metal yard in October 1992.
- 2.24 The Council issued an Established Use Certificate for the use of nos. 5 and 7 St Pancras Way as a scrap metal yard in June 1992.
- 2.25 An application (8701260) for outline consent for the redevelopment of nos. 7 and 9 St Pancras Way to provide film production and processing facilities was withdrawn in March 1989.

Consultation

- 2.26 Extensive pre-application discussions have taken place with Planning and Design/Conservation officers at the London Borough of Camden, including Development Control, Urban Design and Highways during the period September 2012 to April 2013.
- 2.27 A meeting was held with Planning and Design/Conservation officers at the London Borough of Camden on 10 October 2012 to discuss the emerging proposals. Officers confirmed that the proposed change of use of the rear building from office to residential is acceptable in principle given the building is vacant and not considered to be suitable for continued business use. Officers confirmed the rear building is not considered to be capable of conversion for alternative business use due to the condition of the building and the vacancy period. Officers agreed that a single off-street servicing space for the proposed business use would be acceptable in principle.
- 2.28 Officers confirmed their support for the design approach, but advised that further work was required on the proposed extensions. Officers confirmed the historic form of the buildings should be retained under any proposals brought forward for the site. Officers advised the proposed dormer on the front building should be located to the rear of the roof. Officers confirmed the proposed linkages between the two buildings would be acceptable in principle.

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- 2.29 Following the meeting the scheme design was amended. The proposed dormer extension to the front building was reduced in width and the extension to the rear building was reduced in height. KMHeritage were appointed at this stage to provide heritage advice on the emerging proposals.
- 2.30 A further meeting was held with officers on 3 December 2012 to discuss the updated proposals. Officers confirmed the proposed linkages between the two buildings would be acceptable in principle. Officers reiterated their advice on the importance of the retention of the historic form of the roofs of the two buildings. Officers suggested that it would be useful to have an on-going design workshop to discuss and agree the scheme design.
- 2.31 The design workshop commenced in January 2013. Updated proposals were issued to officers by email on 15 January 2013 for comment. The updated proposals included the relocation of the dormer extension to the rear of the front building in order to address officers' earlier comments. The single storey extension to the rear building was reduced in length to reveal the historic form of the pitched roof in public views from St Pancras Way.
- 2.32 Officers issued comments on the updated proposals on 4 February 2013. Officers confirmed the repositioning of the proposed dormer extension "*addresses the previous concerns.*" Officers raised comments on the form of the proposed single storey extension to the rear building stating "*Any scheme should give greater emphasis to the existing buildings and retention of historic form.*" Officers confirmed they considered that "*additional accommodation can be added to the site and can be designed and positioned sympathetically to still convey the buildings' identity. Moreover I welcome the proposed use of materials as well as the bold contemporary approach being sought by Wells Mackereth Architect.*"
- 2.33 Following receipt of the above comments the scheme design was amended again. A pitched roof was added to the proposed extension to the rear building in order to retain the historic form of the building. Further material was issued to officers on 7 February and 20 February 2013 to inform discussions at the London Borough of Camden's Internal Case Work Review meeting at which the proposals were presented to various Design/Conservation officers for review and comment.

- 2.34 Following the Council's Internal Case Work Review meeting, officers issued further comments on the proposals on 1 March 2013. Officers confirmed that *"it was unanimously agreed the dormer to the front building is appropriately sized and located on the rear roof slope."* Officers confirmed that the *"revised shape of the extension (rear building) was a preferred response. There was no disagreement on the height or width of this form."* Officers raised further comments on the proposed materials for the rear extension and advised that they could be simplified further to comprise a reduced palette.
- 2.35 Further information was issued to officers on 12 March 2013 detailing the proposed materials for the rear extension. The palette of materials was reduced to comprise dark patinated steel panels and cast profiled glass. Officers issued their final comments on 20 March 2013. Officers confirmed that they *"welcomed confirmation that the new structures would be simple forms accentuated through hiding the necessary rainwater ducts and other service equipment"* Officers confirmed that in this regard they are *"willing to support the proposals at application stage."*
- 2.36 Additional local consultation has been undertaken for the current application as follows:
- Briefing information sent to the King's Cross and St Pancras Conservation Area Advisory Committee by letter and email on 14 March and 19 March 2013 respectively.

3.0 DEVELOPMENT PROPOSALS

- 3.1 The proposals have been designed in consultation with officers at the London Borough of Camden and are the product of pre-application discussions with them and the consultant team.
- 3.2 The application proposal is for Full Planning Permission for:
- ‘Refurbishment and change of use of the site from live/work (sui generis) and business use (B1) to residential (C3) (1 x 4 bedroom unit and 1 x 2 bedroom unit) and business use (B1), the creation of a dormer extension to the rear of the building fronting St Pancras Way and a single storey extension to the rear building, and other works incidental to the application.’*
- 3.3 A detailed description of the proposed development is provided in the accompanying Design and Access Statement and Heritage Appraisal, which in addition provides a full analysis of the existing and proposed works to the building in the context of the King’s Cross and St Pancras Conservation Area.
- 3.4 The proposal seeks to refurbish and upgrade the existing buildings on the site in order to preserve the positive contribution that it makes to the King’s Cross and St Pancras Conservation Area. The proposal will provide a sustainable high quality mixed-use residential and business scheme. The applicant owns the site and runs an architectural practice, Wells Mackereth Architects, who have designed the proposals. The intention is to bring the rear building back into use as the applicant’s family home and to provide business space for the creative industries, an office for Wells Mackereth architects, in the front building. A two bedroom flat is also proposed in the front building.
- 3.5 The design rationale for the scheme is to sensitively refurbish and upgrade the existing buildings and reinstate many of the original design features which have been lost through various alterations to the site over the years. A dormer extension is proposed to the rear of the front building. A lightweight single storey extension is proposed for the rear building. The proposed design is of the highest architectural quality. Extensive discussions have taken place with Design and Conservation Officers at the London Borough of Camden to ensure the proposed alterations retain the historical form and group value of the existing buildings on the site. The outcome of these discussions is a scheme which will be

subservient to the classical weight of the stable buildings by virtue of its form, scale and palette of materials.

Design

- 3.6 The design intention has been to reinstate the original features of the existing buildings on the site whilst also providing light touch alterations and extensions to enhance and contribute to the long-term function and sustainability of the site.
- 3.7 The built form of the proposed development seeks to draw from the form and scale of the existing buildings on the site. The proposals seek to create a scheme which positively contributes to local distinctiveness by retaining the historic appearance of a set of stable buildings on the site whilst adding lightweight contemporary additions of the highest architectural quality.
- 3.8 For further detail in this regard please refer to the accompanying Design and Access Statement prepared by Wells Mackereth and the Heritage Appraisal prepared by KMHeritage.

Land use

- 3.9 The proposals will result in a small reduction in office floorspace (164.8sq.m) on the site through the change of use of the rear building from office to residential use.
- 3.10 The rear building has been vacant for several years despite planning permission being granted in 2010 for the conversion of both buildings for business use. This consent has been implemented in the front building. However, the rear building remains vacant and in the same dilapidated condition as when it functioned as a scrap metal dealers in 2001. The rear building currently comprises an unsecured shell which has no services, an un-insulated asbestos roof with holes in it, cracking to the un-insulated brickwork, severely damaged guttering and pipework, no WC provision and unglazed window apertures. Therefore, the rear building is entirely unsuitable for modern office use and certainly not fit for conversion for flexible business use. Moreover, the building is in urgent need of refurbishment works in order to prevent its complete decline.
- 3.11 The proposals will provide the opportunity to upgrade and rationalise the business floorspace on the site through the provision of high quality flexible office/workshop

floorspace in the front building which will be suitable for small and medium enterprises and the creative industries.

- 3.12 The rear building will be sensitively restored and converted for residential use. This will provide a viable and sustainable use for the building which will help to sustain the positive contribution that it makes to the Kings Cross and St Pancras Conservation Area.
- 3.13 The proposed development will comprise high quality residential and business accommodation which is in keeping with the local context.
- 3.14 The proposed development contains a mix of unit sizes. 2 market residential units are proposed consisting of 1 x 4 bed unit and 1 x 2 bed unit. Both of the residential units will be wheelchair adaptable.

Amenity Space

- 3.15 Private amenity space is proposed in the form of a centrally located courtyard space. A terrace is proposed at first floor level of the four bedroom unit. This will provide high quality outdoor amenity space for residents of the proposed development.

Access

Vehicular Access

- 3.16 For deliveries to the scheme, service vehicles can access the development from St Pancras Way. Given the site location on a major arterial route there will be one on-site parking space to service the proposed business use.

Pedestrian Access

- 3.17 The main entry and exit points for pedestrians to access the site will be from St Pancras Way. This will provide for disabled access.

Cycle Access

- 3.18 Cycle access to the proposed cycle parking area will be from St Pancras Way.

Car Parking

- 3.19 As mentioned above, one on-site parking space is proposed to service the business accommodation. Restrictions will also be put in place to prevent residents applying for on street parking permits through a Section 106 agreement.

Cycle Parking

- 3.20 Nine cycle spaces are proposed. Four spaces will serve the residential units and five spaces will serve the business accommodation.

Planning Benefits

- 3.21 The proposed development will deliver a number of clear planning benefits for the site and surrounding area.
- 3.22 The design of the new development draws from the character and context of the site and the surrounding conservation area. The proposals will restore and refurbish the existing buildings whilst also reinstating many of their original design features. In addition the proposals will provide lightweight extensions to the buildings which are of the highest architectural quality and will enhance the visual quality of the site, whilst positively contributing to the character of the surrounding townscape. The proposed design is sympathetic and subservient to the character of the existing buildings and pays particular regard to the original stable yard form of the buildings on the site.
- 3.23 In terms of land use, the proposed development will bring a predominantly vacant and dilapidated site back into use as high quality residential and business accommodation. The scheme will contribute to the Council's policy priority of delivering mixed use development in a highly accessible location. The proposed development comprises a mix of residential units and will contribute towards the Council's objective of providing a diverse range of housing for a variety of end users. The proposed business space will provide accommodation suitable for the creative industries in accordance with the Council's policy objective to provide such space.
- 3.24 The proposed development will provide considerable sustainability benefits for the site, committing to achieve Code for Sustainable Homes Level 4 and BREEAM Domestic Refurbishment 'Excellent.'

- 3.25 In summary, the proposed development will provide a wide range of planning benefits for the site and the surrounding area. The proposals will restore and refurbish the site and bring it back into use as high quality residential and business accommodation, ensuring its long term function and sustainability. The proposed design is in keeping with the character and context of the site and surrounding conservation area, and will provide a distinctive and positive contribution to the area.

4.0 PLANNING POLICY ANALYSIS

- 4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that any determination under the Planning Acts should be made in accordance with the Development Plan, unless material considerations indicate otherwise. In this instance the Development Plan for the area consists of the London Plan adopted in July 2011, and the London Borough of Camden Core Strategy and Development Plan Policies Documents (2010).
- 4.2 The Camden Core Strategy and Development Plan Policies Document were adopted in November 2010. Camden's draft Site Allocations Development Plan Document went to Examination in Public in January 2013. Following EIP the Council is consulting on proposed modifications until 26 April 2013.
- 4.3 The National Planning Policy Framework (NPPF) was published on 27 March 2012 and supersedes previous national planning guidance setting out the Government's economic, environmental and social planning policies. The National Planning Policy Framework outlines a presumption in favour of sustainable development as being at the heart of the planning system.

Site Designations

- 4.4 The site lies within the King's Cross and St Pancras Conservation Area as defined by the Core Strategy Proposals Map (2010). The King's Cross Conservation Area Statement (2003) describes the site as *'two former Midland Railway stables building from the 1860s, the residue of a large stables complex that formerly extended for 200m northwards.'*

Principle of Use

Loss of Office Floorspace

- 4.5 The application proposes the conversion and change of use of the rear building from office to residential use. However, business use will be retained on the site through the provision of upgraded flexible business floorspace in the front building which will be suitable for small and medium enterprises and the creative industries.

- 4.6 Paragraph 55 of the NPPF states that local planning authorities should normally approve planning applications for changes to residential use and any associated development from commercial buildings (currently in the B use classes) where there is an identified need for additional housing in the area, provided there are not strong economic reasons why such development would be inappropriate.
- 4.7 Policy CS8 contained in the Core Strategy seeks to safeguard existing employment sites and premises in the Borough that meet the needs of modern industry and other employers. Paragraph 8.8 of the Core Strategy states that the future supply of offices in the Borough can meet projected demand and that consequently, the Council will consider proposals for other uses of older office premises, if they involve the provision of permanent housing. The Core Strategy refers to policy DP13 of the Development Policies for further details on the Council's approach to the release of older office sites for residential use.
- 4.8 Policy DP13 contained in the Development Policies seeks to retain land and buildings that are suitable for continued business use and resist changes to non-business use, unless it can be demonstrated that a site or building is no longer suitable for its existing business use and there is evidence that the possibility of retaining, reusing or redeveloping the site or building for similar or alternative business use has been fully explored over an appropriate period of time. Policy DP13 states that where it can be demonstrated that a site is not suitable for any business use other than B1 (a) offices, the Council may allow a change to permanent residential use.
- 4.9 Policy DP13 outlines that where sites are suitable for continued business use, the Council will consider redevelopment proposals for mixed use schemes provided that:
- the level of employment floorspace is maintained or increased;
 - the scheme includes other priority uses, such as housing;
 - premises suitable for new, small or medium enterprises are provided;
 - floorspace suitable for either light industrial, industry or warehousing uses is re provided where the site has been in this use;
 - the proposed non-employment uses will not prejudice continued industrial use in the surrounding area.

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- 4.10 Paragraph 13.3 of the Development Policies outlines that when assessing proposals that involve the loss of a business use the Council will consider whether there is potential for the use to continue taking into account various criteria including whether the site:
- is located in or adjacent to the Industry Area, or other locations suitable for large scale general industry and warehousing;
 - is in a location suitable for a mix of uses including light industry and local distribution warehousing;
 - is easily accessible to the Transport for London Road Network and/or London Distributor Roads;
 - is or will be accessible by means other than the car and has the potential to be serviced by rail or water;
 - has adequate on site vehicle space for servicing;
 - is well related to nearby land uses;
 - is in a reasonable condition to allow the use to continue;
 - is near to other industry and warehousing, noise/vibration generating uses, pollutions and hazards;
 - provides a range of units sizes, particularly those suitable for small businesses (under 100sq.m).
- 4.11 In addition to the above, paragraph 13.5 of the Development Policies states that where a change of use to a non-business use is proposed the Council will require the submission of marketing evidence (for a two year period) to demonstrate that there is no realistic prospect of demand to use the site for an employment use.
- 4.12 The proposals involve the loss of 164.8sq.m office floorspace in the rear building. However, the existing business use on the site will be retained through the provision of 288sq.m upgraded flexible business floorspace in the front building which will be suitable for small and medium enterprises.

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- 4.13 The site location has been the focus of significant regeneration in recent years for residential and student accommodation. Immediately to the north of the site there is a hostel, and beyond that a site currently under construction for student accommodation. Immediately to the south of the site is a 6 storey residential building. Therefore, the surrounding context is predominantly residential in character. The site is not considered to be suitable for large scale industry/warehousing.
- 4.14 Planning permission 2009/3917/P granted consent for the change of use of the site from a scrap metal dealers (sui generis) to business (B1) and live work use (sui generis). The officer's report for planning permission 2011/3237/P confirms that although planning permission 2009/3917/P has been 'partly implemented', with the building fronting St Pancras Way currently in business and live work use, the consented works to the rear building have not been implemented. This remains the case. The officer's report confirms that both buildings have been in a state of 'disrepair' since 2001. As such the rear building is in the same dilapidated condition as when the site functioned as a scrap metal dealers in 2001 and is certainly not in a reasonable condition to allow office use to continue.
- 4.15 Whilst it is accepted the 'site' is strictly speaking in lawful business use following the works of implementation to the front building for planning permission 2009/3917/P. The rear building has not been converted for office use nor does it appear to have functioned under this use at any point. It would therefore be unreasonable to consider this part of the site to be a functioning office building. On the contrary, it remains vacant and in the same form and condition as when it functioned under the pre-existing use as a scrap metal dealers (sui generis) which the Council previously determined to be unviable for the site.
- 4.16 Camden Planning Guidance 5 Town Centres, Retail and Employment (CPG5) (2011) provides supplementary guidance on changes of use involving employment sites. Paragraph 6.3 of CPG5 reiterates that the Council expect the supply of offices to meet the projected demand in the Borough and as a result may allow a change from B1 (a) offices to another use in some circumstances, such as older office premises or buildings that were originally built as residential dwellings. CPG5 states that the priority is for the replacement use to be permanent housing.

4.17 Paragraph 6.4 of CPG5 states that there are a number of considerations that the Council will take into account when assessing applications for a change of use from office to a non business use including:

- the age of the premises. Some older premises may be more suitable to conversion;
- whether the premises include features required by tenants seeking modern office accommodation;
- the quality of the premises and whether it is purpose built accommodation. Poor quality premises that require significant investment in order to achieve modern standards may be suitable for conversion;
- whether there are existing tenants in the building, and whether these tenants intend to relocate;
- the location of the premises and evidence of demand for office space in this location; and
- whether the premises currently provide accommodation for small and medium businesses.

4.18 As previously mentioned the rear building is vacant, and has been in a state of disrepair for 12 years. The building currently suffers from the following associated issues:

- No incoming services – electricity/water/gas/heating or drainage;
- An un-insulated asbestos roof with holes in it;
- Serious cracking to un-insulated brickwork walls which are in urgent need of structural repairs;
- Severely damaged/missing rainwater gutters and pipework causing rain penetration of masonry and brickwork to be dislodged and fall;
- No WC provision;
- Unglazed window apertures.

4.19 The rear building dates back to the second half of the mid-nineteenth century. It is entirely unsuitable for modern office accommodation and would certainly not meet the standards required by modern office occupiers. Furthermore, the building comprises a

shell which is completely unsuitable for conversion for flexible business use. Given its current condition, the rear building would require significant investment in order to bring it up to modern business standards.

- 4.20 The issues associated with the delivery of the extant consent in the rear building demonstrate that it is not viable to deliver business use on this part of the site. The building has remained vacant since 2001. In our view, the fact that the building has been vacant for a 12 year period, despite numerous planning consents being granted for business use during this time, provides clear evidence that the possibility of retaining, reusing and redeveloping the building for similar/alternative business uses has been fully explored over an appropriate period of time.
- 4.21 Camden Planning Guidance 5 Town Centres, Retail and Employment (CPG5) (2011) provides supplementary guidance on changes of use involving employment sites. CPG5 seeks to protect light industrial use. The proposal will provide flexible office and workshop space in the front building which will be suitable for light industrial use. Therefore, light industrial use will be retained on the site under the proposals.
- 4.22 Policy CS8 of the Core Strategy seeks to recognise and encourage concentrations of creative and cultural businesses in the Borough. Policy CS8 also supports the provision of facilities for small and medium enterprises. Paragraph 8.18 of the Core Strategy states that the Council will continue to encourage and support the growth of the creative industry sector and flexible workspace in the King's Cross area specifically. The proposals will provide an increase of 71.3sq.m flexible business floorspace in the building fronting St Pancras Way. The proposed business floorspace (288sq.m) will be suitable for flexible office and workshop space for small and medium enterprises.
- 4.23 In accordance with policy DP13 of the Development Policies the proposals will provide priority uses on the site, including housing, premises suitable for small/medium enterprises and floorspace that is suitable for light industrial users. Whilst there will be a slight reduction in office floorspace on the site under the proposals, business use will be retained. The proposals will provide upgraded and enhanced flexible business floorspace in the front building that will be suitable for modern industry occupiers.

- 4.24 In accordance with the Council's policies, the proposals will provide a mixed use development comprising high quality residential and business floorspace (which will be suitable for small/medium enterprises and light industry) which are the priority replacement uses.

Residential

- 4.25 The application proposes 1 x 4 bedroom and 1 x 2 bedroom residential units.
- 4.26 The NPPF seeks to significantly boost the supply of housing. Paragraph 49 states that housing applications should be considered in the context of the presumption in favour of sustainable development. Paragraph 50 supports the delivery of a wide choice of high quality homes, widening opportunities for home ownership and the creation of sustainable, inclusive and mixed communities.
- 4.27 In terms of planning policy, it has been identified at all levels that, particularly in the South East and Central London, the provision of housing must be a priority to overcome the current shortage of accommodation. London Plan Policy 3.3 identifies an underlying principle to encourage additional housing at appropriate locations. Table 3.1 contained in the London Plan sets an annual monitoring target for the provision of 665 houses in Camden over a ten year period.
- 4.28 Policy CS6 of the Core Strategy relates to housing and has the key aim to provide quality homes within Camden. Housing is regarded as a priority land use within the LDF, and the policy contains a number of key targets including;
- Seeking a diverse range of housing products in the market and affordable sectors to provide a range of homes accessible across the spectrum of household incomes;
 - Seeking a range of self contained homes of different sizes to meet the Council's identified dwelling size priorities;
 - Seeking a variety of housing types suitable for different groups; and
 - Adjusting the type and mix of housing sought, having regard to the financial viability of development.

- 4.29 Policy DP2 contained within the Development Policies Document seeks to maximise the supply of additional homes in Camden, expecting the maximum appropriate contribution to the supply of housing on sites that are underused or vacant.
- 4.30 The site is currently partially in live/work use, which the Council refers to as residential use at paragraph 6.5 of the Core Strategy. Therefore, the principle of residential use, which is a policy priority, has already been established on the site.
- 4.31 The proposed development will provide two high quality market residential units, thus contributing to the Council's requirement for a diverse range of housing products for a variety of different groups.
- 4.32 In summary, and taking these factors into account, it is therefore considered that the proposed residential use accords with the planning policy objectives.

Unit Mix

- 4.33 Policies CS6 and DP5, seek to ensure that all residential development contributes to meeting the Council's Dwelling Size Priorities.
- 4.34 The Council's Dwelling Size Priorities Table (Development Policies) sets the priority for market housing as 2 bedroom units, followed by 3 bedrooms or more which have a medium priority. 1 bedroom units are sought as a lower priority from market housing.
- 4.35 The unit mix to be included within the scheme comprises 1 x 4 bedroom and 1 x 2 bedroom units in accordance with the Council's dwelling size priorities.

Accessibility

- 4.36 Policy DP6 (Development Policies Document (DPD)) states that all new housing should be designed to 'Lifetime Home Standards' and that 10% of homes developed should either meet wheelchair housing standards, or be easily adapted to meet them.
- 4.37 The 'Camden Planning Guidance Housing' SPD reiterates this requirement and provides advice on how proposals can be designed in an inclusive manner and be accessible to all by incorporating 'lifetime' home standards and creating wheelchair accessible units.

4.38 The proposed residential accommodation will be designed to meet these policy requirements, the Lifetime Homes Standards are individually addressed within the accompanying Design and Access Statement prepared by Wells Mackereth Architects.

4.39 Further information on the disabled access for the scheme is outlined in detail within the accompanying Design and Access Statement prepared by Wells Mackereth Architects.

Design and Conservation

4.40 Paragraph 65 of the NPPF states that the *‘Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.’* Paragraph 58 of the NPPF outlines that *‘planning decisions should aim to ensure that developments:*

- *will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- *establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;*
- *optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks;*
- *respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;*
- *create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and*
- *are visually attractive as a result of good architecture and appropriate landscaping.’*

4.41 The architects of the proposed development have taken account of all these factors in the design of the development.

4.42 At a regional level, good design is a central objective to the London Plan (2011). Policy 3.5 sets out the general design principles expected for housing developments in London.

The policy seeks to ensure that proposals for housing developments are of the highest quality internally, externally and in relation to their context and to the wider environment.

- 4.43 Policy CS14 (Core Strategy) states that the Council will ensure that Camden's places and buildings are attractive, safe and easy to use by requiring development of the highest standard of design that respects local context and character.
- 4.44 Policy DP22 and DP24 of the Development Policies emphasise that design should be of a high standard, should respect its setting, improve spaces between buildings and public areas, have easily adaptable floorspace to changing economic and social requirements, be sustainable, provide high quality landscaping and seek to improve the attractiveness of the area. Design should respect existing building lines and plot sizes, existing natural features, quality of materials, make provision for visually interesting frontages at street level and have consideration of the impact on views and skylines.
- 4.45 The NPPF (paragraph 131) confirms that *'in determining planning applications, local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and have regard to the desirability of new development making a positive contribution to local character and distinctiveness.'* Paragraph 137 outlines that *'local planning authorities should look for opportunities for new development within Conservation Areas and within the setting of heritage assets to enhance or better reveal their significance.'*
- 4.46 Policy CS14 of the Core Strategy seeks to preserve and enhance Camden's rich and diverse heritage assets and their settings, including conservation areas. Policy DP25 (b) of the Development Policies states that the Council will only permit development within conservation areas that preserves and enhances the character and appearance of the area.
- 4.47 Similarly, Camden Planning Guidance 1 (CPG1) Design (2011) states that the Council will only permit development within conservation areas that preserves and enhances the character and appearance of the area.
- 4.48 The scheme comprises high quality architecture which responds to local character and history. The proposal is therefore in accordance with the NPPF. The proposals have been

modelled through careful studies and discussions with Design and Conservation officers at the London Borough of Camden.

- 4.49 The proposed development will reinstate and refurbish many of the original features of the buildings and will therefore preserve and enhance its architectural and historic interest.
- 4.50 The proposals will restore the existing brickwork, stone cills and lintels and reinstate the missing dentil cornice on the St Pancras Way façade of the front building. A new traditionally detailed lead capped coping is proposed for the perimeter brickwork of the front building along with concealed guttering and internal rainwater downpipes. The existing rectangular windows, which comprise later additions to the building, will be replaced with metal framed double glazed industrial warehouse style arched windows. The existing corrugated asbestos roof will be replaced with black patinated steel panels pitched to the existing roof slope. A dormer extension is proposed to the rear of the front building which will comprise profiled cast glass windows facing onto the central courtyard amenity space.
- 4.51 The proposals will refurbish the facades of the rear building. Full length arches will be reinstated on the east façade (which faces the courtyard) in the original lintel positions. The proposed single storey extension will be set back from the arched brickwork facing the courtyard at ground floor level to form an open colonnade. This will serve to clearly articulate the new addition within the restored Victorian brick envelope. The derelict lean-to brick WC block, which comprises a later addition to the site, will be removed and replaced with a small courtyard garden. The proposed design of the rear building will retain the sense of a stable yard at ground floor level and will reuse some of the existing 4 metre cast iron columns internally to support the upper levels and maintain the sense of volume to the main rooms.
- 4.52 Light-touch linkages are proposed to connect the two buildings to the north and south of the site. The links will comprise frameless glass walls which will be cut back to expose the brick corners of the both the front and rear buildings.
- 4.53 The proposed extension to the rear building will comprise a lightweight addition to the classical weight of the building and will enhance the architectural interest of the site. The

form, scale and materials for the extension have been the subject of extensive discussions with Design and Conservation Officers at the London Borough of Camden. The proposed design has been agreed in principle with officers prior to the submission of the application.

- 4.54 The proposals will contribute to the long term sustainability of the site and will ensure that it continues to contribute positively to the King's Cross and St Pancras Conservation Area. For further information on the design of the proposals please refer to the accompanying Design and Access Statement prepared by Wells Mackereth and Heritage Appraisal prepared by KMHeritage.
- 4.55 It is considered that the proposed alterations and extensions will enhance the character and appearance of the King's Cross and St Pancras Conservation Area in accordance with the London Borough of Camden's policy requirements. The accompanying Heritage Appraisal prepared by KMHeritage provides a full analysis of the existing and proposed works in the context of the conservation area.

Provision of Amenity Space

- 4.56 Policy CS5 of the Core Strategy requires development to protect and enhance the amenity and quality of life of local communities. Policy DP26 contained within the Development Policies document requires outdoor space for private or communal amenity space wherever practical. Paragraph 26.12 of the Development Policies document states that the provision of outdoor amenity space, for example, balconies, roof gardens or communal gardens will be expected.
- 4.57 The 'Camden Planning Guidance Housing' SPD outlines that all new dwellings should provide access to some form of private outdoor amenity space for example balconies, roof terraces or communal gardens.
- 4.58 A centrally located courtyard will provide high quality amenity space for residents of the proposed development.

Amenity Issues

4.59 Development Policy DP26 states that the Council will ‘*protect the quality of life of occupiers and neighbours by only granting permission for development that does not cause harm to amenity.*’ The factors for consideration include:

- visual privacy and overlooking;
- overshadowing and outlook;
- sunlight, daylight and artificial light levels;
- noise and vibration levels;
- odour, fumes and dust;
- microclimate; and
- the inclusion of appropriate attenuation measures.

4.60 In accordance with policy DP26 the proposed development will minimise any impact on the existing amenity levels enjoyed by surrounding residents and occupiers.

Daylight and Sunlight

4.61 In accordance with Policy DP26 of the Development Policies Document, a Daylight and Sunlight Report has been prepared by Malcolm Hollis in support of this application to consider the daylight and sunlight impact on neighbouring buildings and the internal daylight conditions for residents of the development

4.62 The report concludes that the proposed development accords with the recommendations of the BRE guidance. Where results occur which fall outside the BRE targets, there are material mitigating factors to consider, which, when taken into account, lead to the conclusion that the proposals are fully compliant with BRE guidance. The report confirms the proposals will not cause harm to the daylight and sunlight amenity of neighbouring owners and will provide good quality light amenity to future occupiers.

4.63 For further detail in this regard please refer to the accompanying Daylight and Sunlight Report prepared by Malcolm Hollis.

Transport

4.64 The site is highly accessible with a PTAL rating of 6a. A number of national rail and London underground stations are located in close proximity to the site. National rail and

London Underground services can be accessed from Kings Cross and St Pancras stations to the south. Whilst Camden Town and Mornington Crescent provide further London Underground services to the west.

- 4.65 Paragraph 35 of the NPPF states that developments should be located and designed, where practical, to accommodate the efficient delivery of goods and supplies, to give priority to pedestrian and cycle movements, and have access to high quality public transport facilities.
- 4.66 Policy 6.1 of the London Plan supports this, encouraging the development of high trip generation development at locations with good public transport accessibility and capacity.
- 4.67 Policy CS11, contained within the Core Strategy, seeks to minimise the provision of private parking in new developments through car free and car capped developments. Policy DP18 of the Development Policies states that development in accessible areas should generally be car free, with on-site parking limited to spaces designated for disabled people or required for any operational or servicing needs.
- 4.68 The proposed development will provide a single off-street servicing space for the proposed business use. Given the site's location on a major distributor route, and the fact it currently has the capacity to accommodate 4 car parking spaces, this is considered to be acceptable. Furthermore, the officers' report for planning application 2007/2514/P clearly states that on-street servicing for the proposed office use *'could give rise to obstructions and possibly unsafe parking/manoeuvring'* and that *'the proposed use is not expected to worsen the situation compared with the lawful use as a scrapyards. This is however, dependent upon the off-street bay being provided as shown on the drawings.'* The officer's report for planning permission 2009/3917/P, which has been implemented and includes an on-site servicing space states *'In relation to the servicing of the buildings, it is proposed to have off-street servicing space in the courtyard area adjacent to the St Pancras Way elevation. There is considered to be satisfactory space for such servicing, although a condition is recommended to ensure that no unloading takes place outside the application site.'*
- 4.69 Therefore, the Council has previously supported on-site servicing for any business use and resisted on-street servicing on the grounds that it could cause harm to the traffic

conditions in the area. The proposed servicing space for the business use is therefore considered to be acceptable and in accordance with policy DP18. For further detail in this regard please refer to the accompanying Transport Issues note prepared by TTP.

- 4.70 Furthermore, in accordance with Policy DP18 on-street parking will be restricted via the Section 106 Agreement.
- 4.71 The proposal includes cycle parking spaces in accordance with Policy DP17 of the Development Policies Document. Nine cycle parking spaces are proposed, this exceeds LDF requirements which set out a minimum of one space per residential unit and no requirement for provision for office accommodation under 500sq.m.
- 4.72 Access for servicing vehicles will be via the southern entrance to the proposed development located on St Pancras Way.

Sustainability/Renewable Energy Provision

- 4.73 The NPPF states that local planning authorities should approve planning applications if their impacts are (or can be made) acceptable in sustainability terms.
- 4.74 Policy 5.2 of the London Plan states that development proposals should make the fullest contribution to minimising carbon dioxide emissions in accordance with the following energy hierarchy; 1) Be lean: use less energy 2) Be clean: supply energy efficiently 3) Be green: use renewable energy. The policy also sets targets for carbon dioxide emissions reductions and requires detailed energy assessments for major development proposals to demonstrate how the targets for carbon dioxide emissions reduction are to be met within the framework of the energy hierarchy.
- 4.75 Policy CS13 of the Core Strategy and Policy DP22 of the Development Policies encourage developments which conserve energy and resources through energy efficient designs; renewable energy use; the optimisation of their energy supply; and the use of recycled and renewable building materials.
- 4.76 Paragraph 13.11 of the Core Strategy states that once a building and its services have been designed to make sure energy consumption will be as low as possible and the use of energy efficient sources has been considered, the Council will expect developments to

achieve a reduction in carbon dioxide emissions of 20% from on-site renewable energy generation unless it can be demonstrated that such provision is not feasible. The adopted 'Camden Planning Guidance 3 Sustainability' SPD reiterates this requirement.

- 4.77 Policy DP22 of the Development Policies expects new build housing to meet Code for Sustainable Homes Level 4 by 2013 and development (except new build) of 500sq.m of residential floorspace or above to achieve 'Excellent' from 2013.
- 4.78 'Camden Planning Guidance 3 Sustainability' (CPG3) (2011) seeks to ensure that all developments are designed to reduce carbon dioxide emissions and that energy strategies are designed following the steps set out by the energy hierarchy.
- 4.79 Paragraph 9.8 of CPG3 requires schemes to achieve 50% of the credits in the energy and water categories of the Code for Sustainable Homes assessment by 2013. Paragraph 9.12 of CPG3 requires schemes to achieve 60% of the credits in the energy and water categories and 40% of the credits in the materials category of the Ecohomes Assessment (now known as BREEAM Domestic Refurbishment) by 2013.
- 4.80 As previously mentioned a Sustainability and Energy Statement prepared by SRE accompanies this application. The report outlines the energy and sustainability measures incorporated within the design to ensure the formulation of an energy efficient development of a high quality sustainable standard.
- 4.81 As detailed within the accompanying Sustainability and Energy Statement the proposed four bedroom house will achieve Code for Sustainable Homes Level 4 whilst the two bedroom flat, which comprises the conversion and refurbishment of an existing flat, will achieve BREEAM Domestic Refurbishment 'Excellent.' Furthermore, the scheme will achieve all of the required credits in the energy and water categories for the Code for Sustainable Homes assessment. The report confirms that all of the credits required in the energy, water and materials categories for the BREEAM Domestic Refurbishment assessment will be achieved.
- 4.82 The proposed development includes the following sustainability measures:
- Energy efficient lighting and appliances;
 - Water conserving fittings;

- Passive solar design;
- Resource efficient heating;
- Either 6.75 kWp (with a micro-CHP unit) or 9.25 kWp of solar photovoltaic panels (without a micro CHP unit).

4.83 In accordance with the London Plan, the Energy Strategy prepared by SRE predicts that the overall reduction in CO₂ emissions due to the Be Lean, Be Green and Be Clean measures undertaken will be 42% from the target Building Regulations Part L (2010) compliant scheme.

5.0 CONCLUSIONS

- 5.1 The proposal is for the refurbishment, conversion and change of use of the site to provide high quality residential and business floorspace. A dormer extension is proposed to the rear of the front building and a lightweight single storey extension is proposed on the rear building. The proposals will contribute to the long term function and sustainability of this neglected site.
- 5.2 The proposal is considered to be of the highest architectural quality, respecting and enhancing the character and appearance of the site and surrounding conservation area. Careful consideration has been taken to ensure the proposals retain the historic form and appearance of the site. The scheme has been subject to an extensive design process with the London Borough of Camden.
- 5.3 The proposed development accords with the policies of the Development Plan and other planning policies. The details of the new proposal have been developed through extensive discussions with Planning, Design and Highways Officers at the London Borough of Camden.
- 5.4 For the reasons set out in this Statement, the applicant seeks Full Planning Permission for the proposed development at 7 St Pancras Way.