

Delegated Report		Analysis sheet		Expiry Date:		25/12/2012	
		N/A / attached		Consultation Expiry Date:		n/a	
Officer				Application Number(s)			
Amanda Peck				2012/6400/P			
Application Address				Drawing Numbers			
15 - 23 St Pancras Way London NW1 0PX				Refer to draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Non-material amendment to planning permission dated 22/09/11 (Ref: 2011/1586/P for the erection of part 6, 7, 8 and 10 storey building comprising 3,877sqm builders merchant (Class Sui Generis) at ground and part mezzanine level and 563 student bedspaces (Class Sui Generis) with ancillary student facilities to the upper floors), namely with a reduction in size of the building footprint, alterations to internal layout including location of cycle stores, increase in height of the 3 storey element of block A, infilling of surplus space at the podium level and the inclusion of lift overruns.							
Recommendation(s):		Grant non material amendment					
Application Type:		Non Material Amendments					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:	No. notified	00	No. of responses	00	No. of objections	00	
			No. electronic	00			
Summary of consultation responses:	n/a						
CAAC/Local groups comments:	n/a						

Site Description

The application site relates to the existing Travis Perkins Builders Merchant site on St Pancras Way which currently houses two relatively large single storey warehouse shed structures, (one being the customer sales area and joinery store and one being a storage area) and three service yards/parking areas. The site benefits from planning permission for its redevelopment with a new student accommodation building above a new builders merchants.

The buildings are not listed. The site does not itself form part of any conservation area, however it lies immediately north of the Kings Cross Conservation Area which includes the Royal Veterinary College campus and is across the road from the Regent's Canal Conservation Area as the Canal passes behind the buildings on the east side of St Pancras Way at this point. The site is within proximity of a terrace of grade II listed buildings on Royal College Street to the west of the site. The site does not fall within any designated strategic view.

Relevant History

- 2012/6479/P - Variation of condition 11 (landscaping) of planning permission 2011/1586/P dated 03/10/11

(Erection of part 6, 7, 8 and 10 storey building comprising 3,877sqm builders merchant at ground and part mezzanine level and 563 student bedspaces) to allow details to be submitted within 6 months of implementation. Granted 14 December 2012

- 2012/5783/P - Details of typical details (plan, elevation and section drawings) including materials, finish and method of fixing (Condition 5b) to planning permission dated 03/10/11 (ref. 2011/1586/P) for the erection of part 6, 7, 8 and 10 storey building comprising 3,877sqm builders merchant (Class Sui Generis) at ground and part mezzanine level and 563 student bedspaces (Class Sui Generis) with ancillary student facilities to the upper floors. Granted 11 December 2012
- 2012/3852/P - Details of external windows and doors pursuant to condition 5a of planning permission dated 3/10/11 (ref. 2011/1586/P) for the erection of part 6, 7, 8 and 10 storey building comprising 3,877sqm builders merchant (Class Sui Generis) at ground and part mezzanine level and 563 student bedspaces (Class Sui Generis) with ancillary student facilities to the upper floors. Granted 14 September 2012.
- 2012/2502/P - Details pursuant to condition 9 (anti vibration measures and sound insulation) of planning permission dated 03/10/2011 (ref: 2011/1586/P) for the erection of part 6, 7, 8 and 10 storey building comprising 3,877sqm builders merchant (Class Sui Generis) at ground and part mezzanine level and 563 student bedspaces (Class Sui Generis) with ancillary student facilities to the upper floors. Granted 2 August 2012.
- 2011/6259/P - Details pursuant to condition 18 (waste storage and removal) of planning permission dated 03/10/2011 (ref. 2011/1586/P) for the erection of part 6, 7, 8 and 10 storey building comprising 3,877sqm builders merchant (Class Sui Generis) at ground and part mezzanine level and 563 student bedspaces (Class Sui Generis) with ancillary student facilities to the upper floors. Granted 6 January 2012.
- 2011/1586/P - Erection of part 6, 7, 8 and 10 storey building comprising 3,657sqm builders merchant (Class Sui Generis) at ground and part mezzanine level and 563 student bedspaces (Class Sui Generis) with ancillary student facilities to the upper floors. Granted 22 September 2011.

Relevant policies

The proposed amendments are assessed for materiality – not on the basis of their planning merits. Planning policies therefore do not apply.

Assessment

Proposal

The proposal is for the following changes:

Ground floor

- Builders Merchants staff area relocated internally
- Minor changes to student entrance layout/size
- Building line amended and set back from St Pancras Way by between 0.2 and 0.5m and set back from north elevation by 0.1m.
- Parking spaces relocated – from 6 general spaces (3 staff and 3 customers within the builders merchant area) and 3 disabled spaces (1 student in south courtyard, 1 staff and 1 customer within the builders merchant area) to 3 disabled spaces only (1 student in south courtyard, 1 staff and 1 customer within the builders merchant area).
- Changes to the internal circulation/access road – minor changes to the size and location of the road but no changes to the access points from St Pancras Way.
- Inclusion of an additional door to the St Pancras Way elevation to access the plant room.

Mezzanine

- Common room and study now proposed at student entrance in place of 68 cycle spaces shown on approved drawings.
- Amendments to mezzanine floor above builders merchant 'shop' area to north of site – this space has been cut back from the main St Pancras elevation as the Mezzanine floor level did not co-ordinate with the curtain wall glazing.

First floor

- Laundry room relocated
- Building line set back from north elevation by approximately 1m
- Changes to block D to reduce the size of the lobby/undercroft area to accommodate the reinforced concrete frame supporting the upper stories and also the vertical service risers providing for drainage water supply pipework and ventilation

Second – 9th floors

- Building line set back from north elevation by approximately 1m

Elevations

- Increase in height 3 storey element of block A (ground, mezzanine and first floor) adjacent to existing building at 9 St Pancras Way by approximately 1m. This is because the change in levels across the site

was incorrectly shown on the approved drawings and to accommodate Building Regulation insulation between the ground floor and podium and above the proposed podium level common room.

- Slight increase in height of each end of block B by 0.2m, each end of block C by 0.4m, and each end of block D by 0.4m
- Lift overruns shown on all buildings.

Cycle parking

- Cycle parking relocated
 - Student - from 74 sheffield stand spaces externally at ground floor level plus 68 josta stands at mezzanine level (142 in total) to 18 sheffield stand spaces externally at ground floor level, 62 josta stands internally at ground floor level 62 josta stand spaces at mezzanine level (142 in total).
 - Builders Merchant – changes to the location of the 16 sheffield spaces internally at ground floor level (10 for visitors and 6 for staff).

Assessment

Whilst there is no statutory definition of what constitutes a 'non-material' amendment, Section 96A, part 2 of the Town and Country Planning Act 1990 (as amended) states that, *"In deciding whether a change is material, a local planning authority must have regard to the effect of the change, together with any previous changes made under this section, on the planning permission as originally granted."* In the context of the permitted scheme it is not considered that the amendments, either individually or cumulatively will have any material impact on the overall design idiom, neighbour amenities or conservation area character. This is primarily owing to the context of the overall approved scheme and the nature of the neighbouring buildings, with the proposed changes being of a relatively minor scale and nature in this context.

It is acknowledged that the proposed changes to the height of the three storey element of block A and the ends of blocks B, C and D and the lift overruns will be visible from the public realm, however in design terms there is not considered to be any adverse implications as the changes are unlikely to be discernable.

The application site is approximately 10m from the hostel to the south at 9 St Pancras Way and an increase in height of the 3 storey element of block A by approximately 1m is not considered to have any amenity impacts in terms of daylight/sunlight or overlooking.

The proposed Josta and Sheffield cycle spaces meet the CPG standards in terms of size, spacing and location.

In overall terms, the amendments are considered to be relatively minor in nature and are not considered sufficient to be considered as materially different from that approved. Thus the variation can be treated as a non-material amendment to the approved scheme.

Recommendation

Grant non material amendment

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