

Delegated Report	Analysis sheet	Expiry Date:	25/03/2014
	N/A / attached	Consultation Expiry Date:	n/a

Officer	Application Number(s)
Amanda Peck	2014/0579/P

Application Address	Drawing Numbers
11 St. Pancras Way London NW1 0PT	Refer to draft decision notice

PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature

Proposal(s)

Details required by condition 5c (gate and fencing), condition 5d- part (bicycle storage), condition 11 (hard and soft landscaping) and condition 13 (green roof) to planning permission 2011/1586/P granted on 03/10/2011 for the erection of part 6, 7, 8 and 10 storey building.

Recommendation(s): Grant approval of details

Application Type: Approval of Details

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
*Please Specify

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

- 2013/2255/P Variation of conditions 2 (student bedrooms), 4 (drawing numbers) & 17 (cycle storage) of planning permission 2011/1586/P granted 03/10/2011 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 the increase of student bedrooms from 563 to 571, provision of 6th floor roof terrace in place of PV panels and amendment to drawing numbers. Granted 17 December 2013
- 2013/1607 Removal of condition 21 (details of Solar Panels) of planning permission 2011/1586/P granted 03/10/2011 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 3 May 2013
- 2013/1100 Details of facing materials pursuant to condition 5e 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 1 May 2013
- 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 3,877 sqm 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
- **2012/6400/P - 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 3,877 sqm 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, infilling of surplus space at the podium level, an additional single door to the substation at ground floor level and the inclusion of the lift overruns. Granted 20 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

LDF Core Strategy and Development Policies

CS13 – Tackling climate change through promoting higher environmental standards

CS14 – Promoting high quality places and conserving our heritage

CS15 – Protecting and improving our parks and open spaces and encouraging biodiversity

CS16 – Improving Camden's health and wellbeing

DP22 – Promoting sustainable design and construction

DP23 – Water

DP24 – Securing high quality design

DP32 – Air quality and Camden's clear zone

Assessment

condition 5c (gate and fencing) states:

Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the Council before the relevant part of the work is begun:

- c) Typical details of gates, fencing and means of enclosure including materials, manufacturer specification, finish and method of fixing to the plinth and frame at a scale of 1:10 with perforation detailed and sections at a scale of 1:5

The applicant has details of the gates and fencing to St Pancras Way and has addressed initial questions regarding the materials, manufacture spec, finish and method of fixing. The proposal is for vertical planks with varying widths to create the impression of a wave as you travel past the development. The details are considered acceptable.

condition 5d- part (bicycle storage) states:

Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the Council before the relevant part of the work is begun:

- d) Plan, elevation and section drawings of all stair-cores, refuse and bicycle stores at a scale of 1:10

The other parts of condition 5 have already been discharged (2012/3852/P - 5a; 2012/5783/P - 5b; 2013/1100/P - 5e)

The applicant has submitted details which are considered acceptable.

condition 11 (hard and soft landscaping) states:

No development shall take place until full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the Council. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

The applicant has submitted plans showing the mainly hard landscaped roof areas with associated planting. This is in line with the main approval and is considered acceptable.

condition 13 (green roof) states:

Full details in respect of the green roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority before the relevant part of the development

commences. The buildings shall not be occupied until the approved details have been implemented and these works shall be permanently retained and maintained thereafter.

Originally the proposal was for a green roof on top of building C, 7th floors of buildings C and D and 9th floor of building B (455m² total). The committee report notes that it would be preferable if these included more bio diverse planting or brown roof and required further info with this condition. The following changes are proposed and amendments have been received as the application has progressed:

1. In the majority of cases the Green roofs have been replaced with brown roofs.
2. The depth of substrate is now varied from 80mm to 150mm
3. There is a bold design separating two types of bio substrates to offer some visual amenity.
4. A Maintenance and management report for the brown roof elements has been submitted.
5. It is intended that the brown roof will self-seed with seed of local provenance as described in the report.

The following table references the Stride Treglown drawings and the comparable drawings from the original application:

Application drawing	Revised drawing	Description of application proposals	Description of revised proposals	Further amendments issued 14.03.2014
0500 – 103 Rev E	STL - 140 Rev B	Accessible podium with planting and seating to east & west of Block C Planter to Travis Perkins roof	Accessible podium with planting and seating to east of Block C Planter to Travis Perkins roof superseded with washed stone substrate	No Change to podium east of Block C
0500 – 103 Rev E	STL - 141 Rev B	Accessible podium to west of Block A Accessible podium with planting and seating to east & west of Block B	Accessible podium to west of Block A Accessible podium to west of Block B Accessible podium with planting and seating to east of Block B	No Change to podium to west of Block A No Change to podium to west of Block A
0500 – 104 Rev D	STL – 142 Rev B	Green roof proposed to end terrace on Block A (NB Common room roof not shown)	Green roof element replaced with washed stone substrate to end terrace on Block A Washed gravel substrate over common room	No Change to end terrace on Block A Variation to brown roof substrate, depth 80 – 150mm to increase habitat potential to common room roof Block A
0500 – 108	STL –	PV Panels	PV Panels removed	No Change to accessible

Rev D	143 Rev B	proposed to end terrace of Block A Green roof proposed to end terraces on Block A	and replace with accessible paved terrace and benches to south end of Block A Green roof end terraces superseded with Brown Roof 80mm left to recolonize naturally to end north end of Block A	paved terrace and benches to south end of Block A Variation of substrate depth 80 –150mm to increase habitat potential to proposed Brown Roof to north end of terrace to Block A
0500 – 109 Rev D	STL – 144 Rev B	PV Panels proposed to main roof of Block A	PV panels removed with washed gravel substrate remaining through out	No change to main roof of Block A
0500 – 109 Rev D	STL – 145 Rev B	Green roof proposed to end terraces on Block C Green roof element and accessible paved terrace with bench seating proposed to end terrace on Block D	Green roof end terraces superseded with Brown Roof 80mm left to recolonize naturally Green roof element replaced with washed stone substrate and accessible paved terrace and benches remain	Variation of substrate depth 80 – 150mm to increase habitat potential to proposed Brown Roof end terraces on Block C
0500 – 110 Rev C	STL – 146 Rev B	Green roof proposed to Block C.	Green roof superseded with Brown Roof 80mm left to recolonize naturally	Variation of substrate depth 80 – 150mm to increase habitat potential
0500 – 111 Rev C	STL – 147 Rev B	Green roof proposed to end terraces on Block	Green roof superseded with Brown Roof 80mm left to recolonize naturally	Variation of substrate depth 80 – 150mm to increase habitat potential
0500 – 111 Rev C	STL – 148 Rev B	Green roof proposed to main roof of Block B	Green roof superseded with Brown Roof 80mm substrate, left to recolonize naturally	No change to main roof of Block B

*note that the changes to the solar panel areas was approved under 2013/1607/P

The proposal now shows a high quality well designed brown roof scheme with adequate depth of substrate and a sustainable maintenance schedule.

Recommendation

Approve details for these 3 conditions.