

Delegated Report	Analysis sheet	Expiry Date:	10/07/2014
	N/A / attached	Consultation Expiry Date:	06/06/2014

Officer	Application Number(s)
Amanda Peck	2014/1585/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 of external lighting (condition 20) and wheelchair unit layout (condition 22) of planning permission granted on 03/10/2011 (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.)

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 group 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

- 2014/3904/P - Details of plant specification and acoustic report as required by condition 8 of planning permission ref 2011/1586/P (dated 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.
- 2014/0579/P 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. Granted 11 April 2014.
- **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

CS6 – Providing quality homes

CS14 – Promoting high quality places and conserving our heritage

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

CS17 – Making Camden a safer place

DP6 – Lifetime homes and wheelchair homes

DP24 – Securing high quality design

Assessment

Condition 20 states the following:

Prior to commencement on the relevant part of the development hereby approved details of all external lighting to include location, design, specification, fittings and fixtures (including means of reducing light spillage) shall be submitted to and approved in writing by the local planning authority. The building shall not be occupied until the relevant approved details have been implemented. These works shall be permanently retained and maintained thereafter.

The applicant has submitted drawings showing the location of the proposed lighting as well as the specification and types of lighting (drawing numbers 3408/ES/1/207 rev 02; /208 rev 02; /209 rev 02; 3408/ES/6/234 rev 01). The proposal is for:

- OSSA 4 Diva lighting uplighters to the external front courtyards
- Boutes 1 Diva lighting bollards (+EMST) for the external courtyards
- Boutes 1 Diva lighting bollards for the rear and front courtyards
- Xanthos 1 Diva lighting surface mounted lighting (+EMST) to the external rear and front courtyards
- Xanthos 1 Diva lighting surface mounted lighting (+EMST) to the external rear and front courtyards

The proposed lighting is considered to be discreet and of an appropriate design and is considered to be acceptable.

Condition 22 states the following:

Detailed drawings of the student bedrooms designed to meet wheelchair housing standards, or designed so that they can be easily adapted to meet them, as identified in the submitted drawings and documents shall be submitted to and approved in writing by the local planning authority prior to commencement of the relevant part of the development. The student bedrooms hereby approved, shall be provided in accordance with the details thus approved prior to occupation of the building and shall be permanently maintained and retained thereafter.

The applicant has submitted drawings showing the unit layouts (drawing numbers 506 G; 507 D; 5171 F; 515 G; 516 G; 513-1 G; 514 F; 510 E;

Building Control Access colleagues have assessed this information and advised that the condition can be discharged.