

Delegated Report		Analysis sheet		Expiry Date:		29/12/2014	
		N/A		Consultation Expiry Date:			
Officer				Application Number(s)			
Jennifer Walsh				2014/6865/P			
Application Address				Drawing Numbers			
6 Pancras Square London N1C 4AG				Please refer to draft decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Installation of additional louvres on all facades at floors 5-10 to enable increased ventilation for new plant machinery to office building (class B1).							
Recommendation:		Grant Planning Permission					
Application Type:		Full Planning Permission					
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:		A site notice was displayed from 12/11/2014 – 03/12/2014 A press notice was advertised from 13/11/2014- 04/12/2014					
CAAC/Local groups comments:		No response has been received from the Kings Cross CAAC					
Site Description							
6 Pancras Square is a large office block, bounded by 5 Pancras Square, Pancras Road to the west along the length of the St Pancras Station extension opposite and Pancras Square to the East. The German Gym and Stanley Building are located immediately to the south.							
Relevant History							
2011/4713/P: Submission of Reserved Matters relating to Development Zone B (Plot B1) for the erection of a part 9/12/13 storey building, plus basement and basement mezzanine levels, comprising 41,035sqm of office floorspace (Class B1) at part lower ground, part upper ground and on first to eleventh floors, 1,000sqm of flexible retail/financial/café/drinking establishment/take away uses (Class A1/A2/A3/A4/A5) at part lower ground and upper ground levels, plant/storage areas and car parking at basement level, Metropolitan Police Office and staff cycle storage at mezzanine basement level, a public bicycle storage facility at part lower ground level with associated roof plant at part tenth and eleventh floors. Matters addressed by this submission entail associated details in compliance with condition nos. 3, 6, 14, 16-23, 27-28, 31, 33-38, 45-46, 48-49, 51, 56, 60 and 64-67 of the outline planning permission for a comprehensive, phased, mixed-use development of former railway lands							

within the Kings Cross Opportunity Area (Ref: 2004/2307/P granted subject to s106 agreement on 22 December 2006). **Granted 25/11/2011**

2014/4693/P: Amendments to approved scheme granted on 25/11/2011 (ref: 2011/4713/P) for Reserved Matters. **Granted 13/10/2014**

Relevant policies

London Plan 2011

NPPF 2012

LDF Core Strategy and Development Policies

CS5 – Managing impact of growth and development

CS13 - Tackling climate change through promoting higher environmental standards

CS14 - Promoting high quality places and conserving our heritage

DP22 - Promoting sustainable design and construction

DP24 – Securing high quality design

DP25 - Conserving Camden's heritage

DP26 - Managing the impact of development on occupiers and neighbours

DP28 – Noise and Vibration

DP29 - Improving access

Camden Planning Guidance 2013

Assessment

Proposal

Planning permission is sought for the installation of fresh air louvres to be installed in to the top half of the building from floors 5- 10. In order to minimise the visual impact, the existing intake louvres are located in the reveals of recess that articulate the façade. The proposal is to locate the new louvres within the same reveals.

To the north elevation, the full height louvres are to be added to floors 6, 7, 8 and 9 to match the ones to the lower levels. To the south elevation, new full height louvres are to be added to level 8 whilst the smoke vents on levels 9 and 10 are to be adapted to provide further ventilation, new 3000x500mm louvres are also to be added to level 9 on this elevation. To the west and east elevations, the existing louvres are proposed to be enlarged to 3000 x 500mm from levels 5-9.

The proposed reveals are solid elements within the façade, clad in dark bronze aluminium. The new louvres are proposed to match the existing elements within the existing reveals. The louvres are proposed to provide a high quality of fresh air, with improved levels of filtration into the upper floors of the building, as the workers on these levels have no access to external areas at these levels.

Design

Policies CS14 and DP24 require all developments, including alterations to existing buildings to be of the highest standard of design and note it is expected development considered the appropriate location for building services equipment. DP25 seeks to ensure development does not harm the special interest of listed buildings and that the character and appearance of conservation areas is preserved and enhanced.

The majority of works whilst external are discreetly located within the existing reveals and therefore are not considered to have a detrimental impact on the existing building. The proposed louvres are to match those already inserted into the reveals at lower level and due to the unique nature of the elevation; they would not be read as a dominant addition to the host property nor the wider street scene.

Noise and Disturbance

An Environmental Noise Impact Assessment has been submitted in support of the application. The report states that the design includes in-duct attenuators and lined plenums to each connection. Plant noise emissions limits were previously agreed within the Reserve Matters application inline with Camden's noise standards. These will be specified accordingly to meet Camden's noise standards and therefore the proposal is considered to be acceptable. A condition is recommended to be added to the draft decision that ensures that Camden's noise standards are met.

Conclusion

In conclusion it is considered that the proposed works to the existing office building would be an acceptable form of development that would not cause harm to host building or conservation area. As such the development would accord with the relevant policies of the Local Development Framework and planning permission is recommended to be approved.

Recommendation: Grant conditional permission