



# GERALDEVE

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27 October 2015

**Our ref: JCW/JAQ/J7405**

**Your ref:**

Dear Sir / Madam

## **6 Pancras Square**

We enclose on behalf of our client, Google UK Limited, two planning applications in respect of 6 Pancras Square, for the installation of additional external louvres, and for the change of use of part of the building from office (Class B1) to retail (Class A1) on a temporary basis. These applications follow a pre-application meeting on 21 July 2015.

### **Site Background**

6 Pancras Square is located to the south of the Regent's Canal, between Pancras Square and Pancras Road, to the east of St Pancras station. The building comprises thirteen storeys and has two cores. The predominant use of the building is as offices. Google UK agreed a tenancy to occupy part of the building prior to 2015.

As a modern occupier with varied and intensive operations, Google's operation demands the provision of substantial air handling equipment. For this reason, planning permission was sought (and granted, ref 2014/6865/P) in late 2014 for the provision of additional louvres at the facades of the building.

Google has now secured a tenancy for the remainder of the office floor space within the building, substantially increasing their presence and associated mechanical demands. The intake of a greater volume of fresh air than permitted following the grant of application 2014/6865/P is therefore required, by the installation of additional louvres at the facades of the building.

Additionally, Google would like to accommodate at the lower ground floor a small retailing area of approximately 50 square metres for the sale of Youtube merchandise.

### **The Proposals**

Two planning applications are therefore being submitted.

#### **Application 1 – Additional Louvres**

This application seeks planning permission for

#### **“Installation of additional louvres to facades at 6 Pancras Square”.**

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The majority of the additional louvres will be located in the reveals of the recesses of the facades, as demonstrated on the enclosed drawings. This approach has been applied in the past to the location of the existing louvres, in order to minimise the visual impact of the louvres. This approach was adopted and approved in planning permission 2014/6865/P, and is therefore considered to be acceptable.

Level 1 of the building will accommodate a number of staff welfare facilities, this floor being closest to the entrance and reception and one of the largest floors in the building. There is therefore a need to provide two additional air handling plant rooms, at the north and south ends of the building. Their high air-intake demand necessitates the provision of insulated intake louvres which will replace three windows at the front of each plant room. These louvres cannot be accommodated in the façade returns in the same way as those discussed above.

Two air handling units would be provided at the north plant room, on level 1. Three windows in the north façade at level 1 would be replaced by storm-proof insulated intake louvres to accommodate the required air intake. During pre-application discussions the louvres were shown at second floor level. In line with the advice given by Officers to improve the appearance of the proposal, it has been possible to locate these louvres instead at first floor level. The extract is currently ducted to the louvre above the service ramp on the Pancras Road (west) elevation. This louvre would be extended around the corner of the building onto the north façade, accommodating air discharge.

At the south façade on level 1, an air handling unit handling air conditioning is to be provided. This unit cannot be serviced by the typical louvres located in the façade reveals. Therefore, the proposed solution would see three windows in this façade at level 2 replaced by storm-proof insulated intake louvres. As detailed in the Design Statement, for technical reasons the louvres for the plant room must be located on the second floor. The extract would be ducted to discharge through the existing base building louvres.

The louvres to be located in the façade returns will, in the same way as those already approved, be largely hidden from view. As a result, there will not be a noticeable visual impact on the building. The louvres at the north and south facades, which replace windows, would be coloured to match the existing cladding, ensuring their appearance remains consistent.

The planning permission granted in 2014 (2014/6865/P) for the installation of additional louvres to the facades included an Environmental Noise Report which confirmed that the installation of the louvres will maintain compliance with the acoustic standards of the outline planning permission for the Kings Cross Central development (2004/2307/P) and subsequently approved reserved matters (2011/4713/P). The report describes the noise emission criteria agreed in relation to the approved reserved matters (detailed in Table 1). In keeping with the previously submitted noise report, the proposed louvres forming this application would be specified to meet the noise emissions criteria detailed in Table 3, which accord with the standards of Table 1. This report has been reattached to this application for reference. As development at Kings Cross Central surrounding the site has proceeded since the noise survey was undertaken, the ambient noise at the site is likely to have increased. Therefore no further noise survey has since been carried out to establish higher ambient noise levels and criteria.

It is therefore considered that this application demonstrates a suitable approach which accords with planning policy and the approach adopted to external plant and noise mitigation in the outline application, and should therefore be granted planning permission accordingly. It will enable and support Google's occupation of the whole building and the associated wider employment benefits for Camden.

## **Application 2 – Change of Use for Retail Purposes**

Google would like to accommodate a small retail area at the lower ground floor of the building for the sale of Youtube merchandise. The area in question sits toward the western flank of the building on the lower ground floor, near the Pancras Road elevation. The retail area would be visible from the exterior of the building; however it would be accessed internally, with no separate external access from the street. It would be accessible to visiting members of the public and would function as a conventional shop. No physical changes requiring planning permission would be necessary, as no separate external access or external signage would be provided.

This application therefore seeks planning permission for

### **“Temporary change of use from office (Class B1) to retail (Class A1) use at lower ground floor”**

Following pre-application discussion with Officers, it is felt that the most appropriate way to accommodate the change is by application for a temporary change of use for a period of ten years, after which the use of the space would revert to its existing office (Class B1) use. A condition could be imposed to secure this.

In planning policy terms, this temporary proposal would accord with development policy DP13, which seeks to prevent the permanent loss of existing Class B1 office space. The addition of a small scale retail area will in the meantime provide additional interest from the street, whilst maintaining the existing, office-dominated character of the commercial space, there being no separate access from the street.

The proposal hereby accords with planning policy and should be granted planning permission accordingly.

## **Application Documents**

We hereby enclose the following documents.

In respect of application 1:

- Application forms, including certificates;
- Site location plan;
- CIL Requirement Form;
- Environmental Noise Impact Assessment, provided by Sandy Brown (submitted previously in relation to permission 2014/6865/P);
- Design Statement, provided by AHMM;
- Existing and proposed plans, provided by AHMM; and
- Existing and proposed elevations, provided by AHMM.

In respect of application 2:

- Application forms, including completed certificate;
- Site location plan;
- CIL Requirement Form; and
- Existing and proposed plans, provided by AHMM.

Two cheques, in the amounts of £1,925 and £335 for the application fees for applications 1 and 2 respectively, have been sent under separate cover by post. It should also be noted that the existing drawings submitted with this application are base build drawings. They are therefore presented differently to the proposed drawings, but no additional differences other than those described in this letter are sought as part of these applications.

We trust this is sufficient to validate these applications. Please contact Justin Quiney of this office (020 7333 6287) if you have any further queries.

Yours faithfully



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