

Mr David Gouldstone
Peter Barber Architects
173 Kings Cross Road
London
WC1X 9BZ

Application Ref: **2014/6805/P**
Please ask for: **Gideon Whittingham**
Telephone: 020 7974 **5180**

11 October 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted Subject to a Section 106 Legal Agreement

Address:

St. Pancras Hostel
41 Holmes Road
London
NW5 3AN

Proposal:

Variation of condition 2 (approved plans) of planning permission ref: 2012/6344/P dated 07/10/2013 (redevelopment of hostel), namely create overhang to partial element of the ground floor extension facing west onto No.54 Holmes Road, partially replace brick slip chimney to south roof pitch of retained building and omit front and rear rooflight/lightwells and associated alterations made with non-material amendments ref.: 2013/6756/P dated 28/02/2014.

Drawing Nos: Superseded:

Proposed Site and Roof Plan 100_P_01P RevG;
Proposed Ground Floor Plan 100_L_02P revH;
Proposed Elevation 100_E_02 revD;
Proposed Elevation 100_E_09 revB.

Proposed:

Proposed Site and Roof Plan 100_P_01P RevM;
Proposed Ground Floor Plan 100_L_02P revL;



Proposed Elevation 100_E_02 revD;
Proposed Elevation 100_E_09 revE.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date Planning Permission 2012/6344/P dated 07/10/2013.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 REPLACEMENT CONDITION 2

The development hereby permitted shall be carried out in accordance with the following approved plans:

Site Location Plan (100_P_00X Rev B), Existing Site Plan; inc. Roof Plan (100_P_01X Rev B), Existing Site Demolition Plan (100_P_00D Rev A), Existing Basement Plan (100_L_01X B), Existing Ground Floor Plan (100_L_02X B), Existing First Floor Plan (100_L_03X B), Existing Second Floor Plan (100_L_04X B), Proposed Site and Roof Plan 100_P_01P Rev M, Proposed Basement Plan (100_L_01P Rev E), Proposed Ground Floor Plan 100_L_02P revL; Proposed First Floor Plan (100_L_03P Rev F), Proposed Second Floor Plan (100_L_04P Rev F), Typical House Detailed Drawings (100_D_01 Rev C), Existing & Proposed Elevation 00 (North Elevation facing Holmes Road) (100_E_00 Rev B), Existing & Proposed Elevation 01 (North Elevation facing Holmes Road) (100_E_01 Rev B), Proposed Elevation 100_E_02 revD; Existing & Proposed Elevations 03 (South Elevation facing Rear Garden) (100_E_03 Rev B), Existing & Proposed Elevation 04 (East Elevation facing St Patrick's Primary School) (100_E_04 Rev B), Existing & Proposed Elevations 05 (East Elevation facing Main Courtyard) (100_E_05 Rev B), Existing & Proposed Elevation 06 (West Elevation facing Main Courtyard) (100_E_06 Rev B), Existing & Proposed Elevation 07 (North Elevation facing Main Courtyard) (100_E_07 Rev B), Existing & Proposed Elevation 08 (South Elevation facing Main Courtyard) (100_E_08 Rev B), Proposed Elevation 100_E_09 revE, Existing & Proposed Elevation 10 (South Elevation facing Rear Courtyard) (100_E_10 Rev B), Existing & Proposed Section 01 (100_S_01 Rev B), Design and Access Statement, Heritage Statement, Planning Statement, Arboricultural Report (January 2013), BREEAM 2011 Pre-Assessment Report, Energy Statement, Daylight/Sunlight Report, Daylight/Sunlight Report: 45 Holmes Road (27/11/2012), Preliminary Bat Roost Assessment (dated 22/02/2013).

Reason: For the avoidance of doubt and in the interest of proper planning.

- 3 All new external work to the facade of the retained building fronting Holmes Road shall be carried out in materials that resemble, as closely as possible, in colour and

texture those existing, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 Details of all facing materials (as approved under application 2014/0906/P dated 24/09/2014) shall be implemented in accordance with the approved details prior to occupation of the development and thereafter be permanently retained.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 5 All of the following windows, as denoted on approved plans Proposed First Floor Plan (100_L_03P Rev F) and Existing & Proposed Elevations 02 (West Elevation facing Yard) (100_E_02 Rev D), shall be permanently obscure glazed and fixed shut before occupation of the extensions hereby permitted and shall be permanently retained and maintained thereafter:

- Western elevation bedroom and bathroom window of room 2B.01 at first floor level
- Western elevation bedroom window of room 2B.02 at first floor level
- All second floor western elevation hallway windows
- Western elevation kitchen/dining room window of cluster 3B at second floor level.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, CC1, D1, A1 of the London Borough of Camden Local Plan 2017.

- 6 All roofs on the proposed extensions of the site hereby approved shall not be used as roof terraces and access onto the roofs shall be for maintenance of the building only and for no other purposes.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, CC1, D1, A1 of the London Borough of Camden Local Plan 2017.

- 7 Details of the green roof (as approved under application 2014/3095/P dated 23/06/2015) shall be implemented in accordance with the approved details prior to occupation of the development and thereafter be permanently retained.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies G1, CC1, CC2, CC3, D1, D2(if CA or LB) and A3 of the London Borough of Camden Local Plan 2017.

- 8 Details of photovoltaic cells (as approved under application 2015/5723/P dated 15/12/2015) shall be implemented in accordance with the approved details prior to occupation of the development and thereafter be permanently retained.

Reason: To ensure the development provides adequate on-site renewable energy facilities in accordance with the requirements of Policy G1, CC1 and CC2 of the London Borough of Camden Local Plan 2017.

- 9 Details of landscaping (as approved under application 2014/0906/P dated

09/04/2014) shall be implemented in accordance with the approved details prior to occupation of the development and thereafter be permanently retained.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies A2, A3, D1 D2 of the London Borough of Camden Local Plan 2017.

- 10 All soft landscaping works shall be carried out in accordance with the approved landscape details prior to the occupation for the permitted use of the development. Any trees or areas of planting which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policy CS14, of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 11 Details of the tree protection (as approved under application 2015/5723/P dated 15/12/2015) shall be implemented in accordance with the approved details prior to occupation of the development and thereafter be permanently retained.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies A2, A3, D1 D2 of the London Borough of Camden Local Plan 2017.

- 12 Details of the bird and bat box locations (as approved under application 2014/3095/P dated 23/06/2015) shall be implemented in accordance with the approved details prior to occupation of the development and thereafter be permanently retained.

Reason: In order to secure appropriate features to conserve and enhance wildlife habitats and biodiversity measures within the development, in accordance with the requirements of the London Plan (2016) and Policies A3 and CC2 of the London Borough of Camden Local Plan 2017.

- 13 Prior to occupation of the extensions hereby approved the applicant will have implemented all the measures contained in the Arboricultural Report (January 2013) and such measures shall be permanently retained and maintained thereafter.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies A2, A3, D1 D2 of the London Borough of Camden Local Plan 2017.

- 14 No plant or machinery shall be installed on the external parts of the building other than in the areas indicated as plant rooms on the approved plans.

Reason: To safeguard the appearance of the premises and the character of the

immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 15 No lights, meter boxes, flues, vents or pipes, and no telecommunications equipment, alarm boxes, television aerials or satellite dishes shall be fixed or installed on the external face of the buildings, without the prior approval in writing of the local planning authority.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 16 No loading or unloading of goods, including fuel, by vehicles arriving at or departing from the premises shall be carried out otherwise than within the curtilage of the building.

Reason: To avoid obstruction of the surrounding streets and to safeguard amenities of adjacent premises in accordance with the requirements of policies A1 and T4 of the London Borough of Camden Local Plan 2017.

- 17 Noise levels at a point 1 metre external to sensitive facades shall be at least 5dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 10dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, CC1, D1, A1 of the London Borough of Camden Local Plan 2017.

- 18 The 12 cycle parking spaces shown on the approved drawings shall be provided prior to occupation of the development and shall thereafter be retained and used for no purpose other than for the parking of bicycles for users and occupiers of the development, unless otherwise agreed in writing by the local planning authority.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T1 of the London Borough of Camden Local Plan 2017.

- 19 *Details of the wheelchair accessible bedrooms (as approved under application 2014/0906/P dated 09/04/2014) shall be implemented in accordance with the approved details prior to occupation of the development and thereafter be permanently retained.

Reason: To ensure that the wheelchair units would be capable of providing adequate amenity in accordance with policies: CS6 & DP6 of Camden's Local Development Framework 2010.

- 20 *The development shall not be carried out other than in complete accordance with the submitted BREEAM 2011 Pre-Assessment Report; and to achieve a minimum Breeam 'very good'.

Reason: In order to secure the appropriate energy and resource efficiency

measures and on-site renewable energy generation in accordance with policies G1, C1, CC1, CC2 and CC4 of the London Borough of Camden Local Plan 2017.

- 21 *Details of the Construction Management Plan (including an Air Quality Assessment) (as approved under application 2013/7780/P dated 28/02/2014) shall be implemented in accordance with the approved details prior to occupation of the development and thereafter be permanently retained.

Reason: To avoid obstruction of the surrounding streets and to safeguard amenities of adjacent premises in accordance with the requirements of policies A1 and T4 of the London Borough of Camden Local Plan 2017.

- 22 *Prior to the relevant parts of the works commencing the applicant and/or /developer shall have entered into an agreement with Kings Cross Construction and Skills Centre (KXCSC) to ensure that all job vacancies during the construction phases are registered with KXCSC at the same time as other recruitment efforts. The applicant and end-users will also be encouraged to use local employment brokerage as advised by the Council's Economic Development Team.

Reason: In order to define the permission and to ensure that unemployed people within the Borough of Camden have training and employment opportunities during the construction phase of major developments and to source goods and services from local businesses.

- 23 *The applicant shall use all reasonable endeavours to ensure that at all times during the construction phase no less than one construction trade apprentices shall be employed at the development always ensuring each apprentice shall be: a resident of the London Borough of Camden or a Camden care leaver; recruited through the Kings Cross Construction Skills Centres and who lives in a Hostels Pathway service and has been through a recognised construction skills training course; employed for a period of not less than 52 weeks; paid at a rate not less than the national minimum wage; supported through pay day release to undertake relevant training; and be provided with on the job training and supervised on site by an experienced operative in a trade related to their training needs.

Reason: In order to define the permission and to ensure that unemployed people within the Borough of Camden have training and employment opportunities during the construction phase of major developments and to source goods and services from local businesses.

- 24 *The development shall not be carried out other than in complete accordance with the submitted Energy Statement to achieve a reduction in CO2 emissions across the site by at least 25% beyond the baseline. A meter shall at all times be installed to monitor the energy output of the technologies.

Reason: In order to secure the appropriate energy and resource efficiency measures and on-site renewable energy generation in accordance with policies G1, C1, CC1, CC2 and CC4 of the London Borough of Camden Local Plan 2017.

- 25 *No part of the development hereby approved shall be commenced until the Council has confirmed in writing any highways works required by the Council including repaving the footway adjacent to the site, removing all unnecessary street clutter, have been secured or that arrangements have been made to have them secured.

Reason: In order to secure the appropriate energy and resource efficiency

measures and on-site renewable energy generation in accordance with policies G1, C1, CC1, CC2 and CC4 of the London Borough of Camden Local Plan 2017.

26 *No works shall be commenced on site until such time as any owners of the land with the legal locus to enter into a Section 106 Agreement have entered into such an Agreement incorporating obligations in respect of the matters covered by conditions 19-25 above namely Wheelchair Units (19), BREEAM assessment (20), Construction Management Plan (21), Local Employment and Training (22 and 23); Energy Statement (24), Highway Works (25).

Reason: In order to define the permission and to secure development in accordance with policy DM1 of the London Borough of Camden Local Plan 2017.

27 Prior to the end of the next available planting season, replacement tree planting shall be carried out in accordance with details of replanting species, position, date and size, where applicable, that have first been submitted to and approved by the local planning authority in writing.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies A2, A3, D1 D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

1 Reasons for granting planning permission

The proposal would create an overhang to a partial element of the ground floor extension facing west onto No.54 Holmes Road. This alteration would allow access to existing drainage. As a result, the internal space, namely a 'cluster' kitchen would be marginally reduced in size. The proposal would also replace a brick slip chimney to the principle building to the south of the site with a suitably coloured flue. Elements including a glazed rooflight/lightwell to the rear and lightwell to the front of the principle building to the south of the site are also to be omitted.

In terms of appearance, the alteration to the west of the site would only take place on a 3.5m length element of a 28m extension, set well within the site and subject to limited public view. The materials, pattern and fenestration alignment would remain as per the approved scheme thereby ensuring the appropriate character and appearance of the host building and securing a high quality design. The flue would represent a sympathetic alteration in a relatively discreet area of the roof and the omission of the lightwells would not harm the character of the host buildings.

The proposal would reduce a 15sq.m kitchen by 3sqm without harm to the operation of the 'cluster' element or the Hostel as a whole.

No objections were received prior to making this decision. The planning history of the site and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies G1, A1, D1, D2, C6, CC1, DM1 of the London Borough of Camden Local Plan 2017 and

the Kentish Town Neighbourhood Plan. The proposed development also accords with policies 7.4 and 7.6 of the London Plan 2015, consolidated with alterations since 2011; and paragraphs 14, 17, and 56 - 66 of the National Planning Policy Framework.

- 2 This approval under Section 73 of the 1990 Act effectively varying the relevant condition of the previous planning permission is subject otherwise to the same terms, drawings, conditions (and obligations where applicable) as attached to the previous planning permission. This includes condition 1 providing for a 3 year time period for implementation which for the avoidance of doubt commences with the date of the original decision (and not this variation).
- 3 You are reminded that conditions 8 (photovoltaic cells), 10 (soft landscaping), 18 (cycle parking), 20 (BREEAM), 22 (construction skills and procurement), 23 (apprentices), 24 (energy statement) and 27 (planting) of planning permission 2012/6344/P, granted on 07/10/2013, are outstanding and require details to be submitted and approved by the local planning authority.
- 4 The matters covered by conditions 19-25 above (also marked with an *) are matters which would usually be incorporated into a Section 106 Agreement. On Council own schemes because the Council cannot enter into an agreement with itself the usual practice would for the permission to reference the Section 106 requirements for information. If the Council retains ownership of the application site although the reference to Section 106 requirements would not be legally binding they would act as a record of the requirements the Council as planning authority expects the Council as landowner to comply with. If the Council disposes of an interest in the Application Site the incoming owner will be required to enter into a Section 106 giving effect to those requirements which will then become a legally binding document. This reflects the terms of condition 26 on the planning permission.
- 5 In the absence of a Section 106 agreement securing the matters covered by conditions 19-25 above, the Department of Planning and Public Protection requires an unequivocal written statement from the Assistant Director for Housing and Adult Social Care confirming that it will comply with the matters set out in conditions 19-25 (as provided in the Council's standard s106 obligations on these matters) and that it will not dispose of any of its interest in the land without first ensuring that any new owner simultaneously executes a Section 106 agreement securing any relevant matters covered by conditions 19-25 which are outstanding or ongoing.
- 6 You are advised that all internal and external stairs should comply with Approved Document M and be suitable for use by ambulant disabled people. You are advised to discuss this further with the Access Officer Michelle Horn on 020 7974 5124 or michelle.horn@camden.gov.uk
- 7 Bats and their roosts are protected under the Wildlife and Countryside Act 1981 (as amended), and the Conservation (Natural Habitats) Regulations 1994 which protect bats from intentional or deliberate actions which may kill, injure capture a bat and from actions that intentionally or recklessly damage, destroy or obstruct access to a bat roost (whether bats are present or not) or disturb a bat when occupying a roost. Actions such as demolition and renovation works to a building, and tree felling or significant tree surgery are likely to result in a breach of the

above legislation if bats or bat roosts are present. For further information contact Natural England on 0845 600 3078.

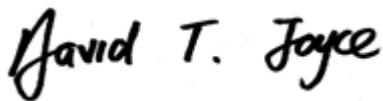
- 8 You are advised that accessible windows should have 6.4mm laminated glass fitted and should be BS 7950. All residential and communal doors (including the stair doors from the basement) should be to BS PAS 23/24 or equivalent.
- 9 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Director of Regeneration and Planning