



GERALDEVE

Town Planning Statement

On behalf of: Chalk Farm Development Limited c/o Camley Street Limited

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Contents	Page
1 Introduction	3
2 Site and Surroundings	6
3 Relevant Planning History	8
4 Consultation	10
5 Summary of the Proposals	12
6 Planning Policy Context	15
7 Planning Policy Assessment	16
8 Summary	26

1 Introduction

- 1.1 This Town Planning Statement has been prepared by Gerald Eve LLP on behalf of the applicant - Chalk Farm Development Limited c/o Camley Street Limited. It supports an application at 101 Camley Street (“the Site”) to vary planning permission ref. 2016/6311/P, through the submission of a Minor Material Amendment (MMA) application under Section 73 of the Town and Country Planning (as amended) Act 1990.
- 1.2 Planning permission for a 6-13 storey building was originally permitted (ref. 2014/4385/P) at 101 Camley Street on 18 March 2015.
- 1.3 The permitted development allowed for the demolition of a warehouse building and redevelopment to provide a mixed use building comprising predominantly employment (Class B1) use at ground and lower ground floor levels and residential (Class C3) use above, and associated public realm works (the “Approved Scheme”). Once completed the scheme will bring further job opportunities to the area, provide a mix of market, intermediate and affordable homes, and improve the quality of the environment surrounding the canal, through new public space and a pedestrian bridge across the canal.
- 1.4 The Approved Scheme will form part of the ongoing regeneration of Camley Street, specifically the redevelopment of the ‘Camley Street Gateway’, which comprises 101, 102 and 103 Camley Street. Building on from this the London Borough of Camden is currently preparing a Camley Street Area Vision document which seeks to shape further growth in this area. There are also discussions in terms of improving pedestrian permeability in the area by bringing forwards the Camden High Line scheme.
- 1.5 Subsequent to the grant of the original planning permission, there was a change in ownership and the applicant acquired the site in early 2016. Following a review of the proposed scheme, a number of minor changes, primarily to the internal arrangement of the building, were brought forward via a Section 73 application. Changes to the external elevations were limited to minor amendments to door locations and locations of metal spandrel panels around the penthouse.

- 1.6 Following the grant of the Section 73 application (ref. 2016/6311/P), further detailed design development has taken place. The proposed amendments which form part of this application are driven by a greater understanding of the feasibility of the Approved Scheme as well as a better understanding of the architectural language and detailing of the Approved Scheme and surrounding area.
- 1.7 The proposed amendments are set out in detail in Section 5 and do not fundamentally alter the principles of the Approved Scheme, indeed the original design intent has been followed wherever possible. There are a limited number of minor changes proposed which are necessary to enable the delivery of the Approved Scheme and to ensure that it is feasible in either health and safety, structural or mechanical terms.
- 1.8 Works are currently ongoing on-site. The former warehouse building has been demolished and the majority of permitted excavation work has now been completed.
- 1.9 This Planning Statement assesses the amendments sought to the Approved Scheme (ref. 2016/6311/P) against the relevant planning policy and statutory framework.
- 1.10 As set out in Section 5, the majority of the proposed changes are minor in nature and are with regard design. The proposal does not result in any changes to the approved land use mix, residential unit mix, market / affordable split or permitted floorspace figures. There are very marginal changes to the size of some residential units but these are considered to be non-material. The external changes proposed are predominantly focused on details relating to landscaping and public realm, the façade, terraces and balconies and building services.
- 1.11 Taken together the proposed amendments are considered to be necessary to meet technical requirements and are considered acceptable in planning terms. The proposed amendments will help secure the delivery of the building.
- 1.12 It is proposed that the description of development for the proposals under this Section 73 application is worded as follows:

“Variation of condition 2 of planning permission dated 14 July 2017

(2016/6311/FULL) for Variation of Condition 2 (approved plans) of planning permission 2014/4385/P dated 18/03/2015 for (Demolition of existing building and new building ranging from 6 -13 storeys comprising 2,220sqm employment floorspace (Class B1), 121 residential flats, pedestrian footbridge over the Regent's Canal and associated works) CHANGES include the relocation of affordable housing into southern block; changing the tenure of 4 x Shared Ownership units into Intermediate Rent; rationalisation of core arrangements and access points; internal works to basement including removal of car ramp and introduction of lifts; 11 additional cycle parking spaces; uplift of 908sq.m (GIA) of office (B1a) space and associated internal and external alterations; namely, further changes to approved elevations and plans, including changes to the landscaping scheme, addition of residential entrance canopies, changes to the windows on the south block, changes to terraces, balconies and balcony treatment, addition of plant enclosures at roof level; and minor internal alterations.

2 Site and Surroundings

- 2.1 The Site is located on the west side of Camley Street and is bounded by the canal to the northwest and Granary Street to the south.
- 2.2 The Site is currently considered to have a number of physical constraints due to the barriers of the canal, the CTRL railways line, inward facing hospital site and former Royal Mail Sorting Office. This context is however changing due to development in King's Cross and the surrounding area.
- 2.3 The northern end of the site falls within the Regent's Canal Conservation Area, whilst the remainder of the site is located within the King's Cross / St Pancras Conservation Area. The Grade II listed Coroners Court and St Pancras Gardens are located in proximity to the site. St Pancras Gardens include the Grade II* listed St Pancras Old Church and the Grade I listed Sir John Soane Mausoleum.
- 2.4 The adjacent canal and towpath are designated as Open Space, a Green Corridor, a Site of Nature Conservation Importance and a Metropolitan Walk.
- 2.5 Camley Street, and the surrounding area, is undergoing transformative change. Nos. 101, 102 and 103 Camley Street together form the Camley Street Gateway, which as a whole seeks to offer high quality, mixed-use, urban renewal to the previously under-utilised sites.
- 2.6 The name 'Camley Street Gateway' reflects the location of the sites between the two adjacent economic and cultural hubs of Camden Town and Kings Cross. As such these sites have been considered as appropriate for high density development and in much need of regeneration.
- 2.7 On 30 March 2012 planning permission (ref. 2011/5695/P) was granted for the redevelopment of 103 Camley Street to provide a mixed-use building comprising student accommodation (*Sui Generis*), residential flats (Class C3), incubator business units (Class B1) and retail units (Class A1/A3), in addition to improvements to the public realm. This scheme was developed prior to the application to redevelop 101 and 102 Camley Street and has now been completed.

- 2.8 On 4 July 2014 planning permission (ref. 2014/4381/P) was granted for the redevelopment of 102 Camley Street to provide a mixed-use building comprising residential (Class C3) and employment (Class B1) floorspace. Although in different ownership, this scheme was brought forward alongside the planning application to redevelop 101 Camley Street. Works are continuing on site and are nearing completion.
- 2.9 Further, a planning application (ref. 2017/5497/P) was submitted on 18 October 2017 for a mixed use redevelopment of 2-6 St Pancras Way (the former Royal Mail Sorting Office), also known as the 'Ugly Brown Building'. This is directly adjacent to this site to the northwest, across Granary Street. The scheme comprises a mixed-use development of six new buildings to include the provision of employment (Class B1), residential (Class C3), hotel (Class C1), gym (Class D2), flexible retail (Class SA1-A4) and storage (Class B8) floorspace. Committee resolved to grant permission for this scheme in July 2018.
- 2.10 In addition to these projects, development at the nearby King's Cross Regeneration Area is also continuing to progress. This includes the completed Tapestry Building which is across the canal and oblique bridge from this site. Shops at the nearby Coal Drops Yard site are also planned to open later this year.

3 Relevant Planning History

3.1 Planning permission (ref. 2014/4385/P) was granted on 18 March 2015 for the following works at this site:

“Demolition of existing building and redevelopment for a mixed use building ranging from 6-13 storeys comprising 2,220sqm employment floorspace (Class B1), 121 residential flats, the provision of a pedestrian footbridge with disabled access over the Regent's Canal, and associated landscaping and other works relating to the public realm.”

3.2 Subsequent to the grant of planning permission, there was a change in ownership and the applicant acquired the site in early 2016. Following a review of the proposed scheme, a number of minor changes, primarily to the internal arrangement of the building, were brought forward as part of a Section 73 application. Changes to the external elevations were limited to minor amendments to door locations and locations of metal spandrel panels around the penthouse.

3.3 This Section 73 application (ref. 2016/6311/P) was granted on 14 July 2017 for the following works:

“Variation of Condition 2 (approved plans) of planning permission 2014/4385/P dated 18/03/2015 for (Demolition of existing building and new building ranging from 6 -13 storeys comprising 2,220sqm employment floorspace (Class B1), 121 residential flats, pedestrian footbridge over the Regent's Canal and associated works) CHANGES include the relocation of affordable housing into southern block; changing the tenure of 4 x Shared Ownership units into Intermediate Rent; rationalisation of core arrangements and access points; internal works to basement including removal of car ramp and introduction of lifts; 11 additional cycle parking spaces; uplift of 908sq.m (GIA) of office (B1a) space and associated internal and external alterations.”

3.4 Subsequent to the grant of the Section 73 application and the issue of the new planning permission, condition 12 relating to surface water drainage and condition 19 relating to piling were discharged (ref. 2017/2666/P). Conditions 3 part (a), condition 4 (in part) relating to facing material (ref. 2018/1925/P) and condition 20 relating to bird nesting boxes (ref. 2018/1972/P) have also now been discharged.

There are two applications (ref. 2018/0399/P and ref. 2018/3471/P) currently pending which seek to discharge condition 21 part (b), relating to contamination, and discharge of condition 3 (a) in part and condition 4 in part, both relating to approval of external metal work.

- 3.5 A total of 16 Section 106 obligations have been discharged relating to pre-demolition and pre-construction phases of the development, which evidence the progress being made in the delivery of the scheme.

- 3.6 Section 106 payments, as required by the legal agreement dated 18 March 2015, have been paid to the London Borough Camden, which include contributions towards the canal bridge, community facilities, cycle docking, education, employment, highways and public open space and the proposed new canal bridge. The required CIL contributions have also been settled.

4 Consultation

- 4.1 The NPPF emphasises that early engagement and good quality pre-application discussions enable better coordination between public and private resources and provides improved outcomes for the community (paragraph 188). Paragraph 190 reiterates that the more issues resolved at the pre-application stage, the greater the benefits.
- 4.2 The original planning application was subject to a number of joint pre-application discussions with London Borough of Camden's Planning, Design, Energy and Transport Officers and Historic England, in addition to the Canals and Rivers Trust, Regents Canal Conservation Area Advisory Committee ('CAAC') and Kings Cross CAAC. A substantial consultation and community engagement process also took place. Full details of the consultation process for the Approved Scheme are included within the Statement of Community Involvement, prepared by Gateway Evolution Ltd and submitted with the Approved Scheme as part of the 2014 permission.
- 4.3 In advance of the submission of this Section 73 application, two pre-application meetings were held with London Borough of Camden Planning and Design Officers to discuss the proposals. Officers were originally concerned regarding a number of the changes on the basis that the approved design was preferred and the proposed changes could not be justified on technical nor planning terms.
- 4.4 As a result of Officer feedback, the proposed amendments brought forward have been reviewed thoroughly by the project team and the following design details will now remain unchanged:
- a) Reveal of north east windows;
 - b) Size of upper ground terrace units amenity space and separation distance to pavement;
 - c) Timber walls of balconies;
 - d) Landscape works outside the boundary line at Camley Street junction; and
 - e) Balcony glazing recess.
- 4.5 The amendments that are proposed as part of this Section 73 application are those which are considered as necessary to deliver the scheme. They are also a result of

a 12 month continuous dialogue with Officers.

5 Summary of the Proposals

- 5.1 This section summarises the proposed amendments sought to vary the most recently approved planning permission (ref. 2016/6311/P).
- 5.2 This Planning Statement should be read in conjunction with the Design Amendment Statement and drawings, provided by Hutchinson & Partners, and submitted as part of this application.
- 5.3 Following the grant of the Section 73 permission (ref. 2016/6311/P), further detailed design development has progressed. Whilst a number of minor changes are proposed this is a function of solving the technical issues, so that the building meets the required building, health and safety and fire regulations. This will secure the long term viable use of the building. The amendments reflect the development of the scheme through RIBA Stage 4 design and are typical of the type of modifications made to developments of this scale during this stage of the design process.
- 5.4 The principal design amendments are driven by four strands of design development work. In summary, the amendments sought are as follows:

1. Landscape and Public Realm

- a) *Planting area*: Increase of planting, relocation of tree position to create green gateways and allow pedestrian circulation; and
- b) *External Seating*: Rationalisation of seating terrace to respond to shaded micro-climate and removal of external steps to prevent rough sleepers.

2. Façade development:

- a) *Spandrel Panel Depth*: Removal of glazed opening in the last two bays due to street levels and unification of spandrel panels across scheme;
- b) *Insertion of Fire Door*: Opening added at lower ground level, as required to meet fire regulations;
- c) *Residential Lobby Glazing*: Improvement of glazing to suit the new internal layout, as approved in application ref. 2016/6311/P;
- d) *Residential Entrance Canopies*: Addition of a 1200mm canopy to provide a protected area as required by Building Regulations;

- e) *Protruding Window at South Block*: Replacement of approved window type with standard residential windows in order to provide appropriate ventilation and light levels into the flats; and
 - f) *Window to North West Elevation South Building*: Removal of window following relocation of the employment core as part of approved Section 73 application (ref. 2016/6311/P).
3. Terraces and Balcony
- a) *Metal Profiles around Balconies*: Increase of depth of balcony profiles to maintain structural integrity, allow inclusion of thermal insulation and build up for balcony drainage;
 - b) *Terrace Edge Protection*: Replacement of built in perimeter planting with planters within the terrace demise, replacement of consented balustrade with a 1100mm high metal railing balustrade and extension of parapet to accommodate planters to meet safety legislation;
 - c) *Parapet Connection to glazed corners*: Parapet connection improved to continue same detail and relationship around the entire terrace.
4. Building Services
- a) *Acoustic Enclosures at roof level*: Addition of enclosures around condenser units at roof level following acoustic consultation; and
 - b) *Substation Decorative Screens*: Addition of a secondary bespoke screen in front of Sunray doors, as required by UKPN.

Application Documentation

5.5 This Planning Statement is one of a number of documents which have been submitted in support of the application. The other documents submitted are as follows:

- a Completed application form to vary approved planning permission, certificates and notices;
- b Community Infrastructure Level Additional Information Form, prepared by Gerald Eve LLP;
- c Drawing Schedule, prepared by Gerald Eve LLP;

- d Proposed Amended Drawings Pack, prepared by Hutchinson & Partners;
and
- e Design Amendment Statement, prepares by Hutchinson & Partners.

6 Planning Policy Context

- 6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the statutory Development Plan unless material considerations indicate otherwise.
- 6.2 The statutory development plan for the Site comprises the London Plan (March 2016) (consolidated with alteration since 2011) and the Camden Local Plan (July 2017).
- 6.3 The National Planning Policy Framework (July 2018), which sets out the Government's economic, environmental and social planning policies for England, is also a material consideration when determining all planning applications in England. This was recently updated following consultation which took place between March and May 2018.
- 6.4 The London Plan is the overall strategic plan for Greater London, defined to include the 32 Boroughs and the City of London. Consultation also took place regarding the Draft New London Plan between 1 December 2017 and 2 March 2018. Adoption of the plan is targeted for late 2019 / early 2020. At this stage the draft document carries some, albeit limited, weight in terms of determining planning applications.
- 6.5 Camden Local Plan was adopted by London Borough of Camden on 3 July 2017. This replaced the Council's Core Strategy and Development Policies Document.

7 Planning Policy Assessment

7.1 In this section each proposed change is assessed against the relevant planning policies.

Principle of Development

7.2 The principle of the site's redevelopment has been established by the extant 2014 permission and the subsequent Section 73 planning permission, which was implemented in Summer 2017. The scale and nature of the changes to the approved development do not raise any new strategic considerations that would alter the conclusions drawn by London Borough of Camden in reaching their decision to grant planning permission. The amendments only relate to details of design and do not alter the permitted land use position. The proposals continue to meet the policy objectives of national, regional and local planning policy, adhering to the principle of sustainable development and securing a high quality design which enables the regeneration of a highly accessible urban location that was previously isolated and under used.

Design

7.3 The government attaches great importance to the design of the built environment in the NPPF. Paragraph 124 states that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities

7.4 Good design is central to all the objectives of the London Plan. Policy 7.1 requires good quality environments to be provided which have the best possible access to services, infrastructure and public transport. It states that the design of new buildings and the spaces they create should help reinforce or enhance the character, legibility, permeability and accessibility of the neighbourhood. Policy 7.4 states that development should have regard to the form, function and structure of an area, place or street and the scale, mass and orientation of surrounding buildings. In areas of poor or ill-defined character, development should build on the positive elements that can contribute to establishing a character for the future function of an

area.

7.5 Camden Local Plan Policy D1 sets out that the Council seeks to secure high quality design in development. Relevant to this application the Council requires that development

1. Part (a) respects local context and character;
2. Part (d) is of sustainable and durable construction and adaptable to different activities and land uses;
3. Part (h) promotes health;
4. Part (k) incorporates high quality landscape design and maximises opportunities for greening for example through the planting of trees and other soft landscaping;
5. Part (n) for housing, provides a high standard of accommodation; and
6. Part (o) carefully integrates building services equipment.

7.6 Supporting text of Camden Local Plan Policy D1 at paragraph 7.8 states that design should be durable in construction and where appropriate should be flexible and adaptable for a range of uses over time, a quality known as robustness. Paragraph 7.9 of the text requires that architectural detailing should be carefully integrated into a building. In new development, detailing should be carefully considered so that it conveys quality of design and creates an attractive and interesting building.

7.7 With regards to housing paragraph 7.32 states the Council will seek to ensure that residential development has good natural light and ventilation.

7.8 Paragraph 7.34 of the supporting text states that building services equipment should be contained within the envelope of a building or be located in a visually inconspicuous position.

Heritage

7.9 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that, in respect of development affecting conservation areas, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

- 7.10 The Government has attached great importance to conserving and enhancing the historic environment in the NPPF. The NPPF advises that decisions on applications with implications on designated heritage assets should be made on the basis of the significance of the asset, and that great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be).
- 7.11 At a local level Camden Local Plan Policy D2 part (e-h) sets out the Council's policy on development within conservation areas. Part (e) requires that development within conservation areas preserves or, where possible, enhances the character or appearance of the area.
- 7.12 Of critical importance to the development of the proposed design amendments to the Approved Scheme has been consideration of the duty to preserve or enhance the character and appearance of the conservation areas within which it sits as well as the setting of the building when visible from other parts of the conservation areas.

Landscape and Public Realm Planning Policy Assessment

- 7.13 As a result of design development a number of minor amendments are proposed to the landscaping scheme. The main reasons for these changes are to comply with regulations which result from the changes in level around the residential entrances onto Camley Street and Granary Street.
- 7.14 To address the above, minor amendments are proposed to the level and areas of planting and location of trees. As a result of these amendments the level of planting is increased, in addition to the outside space being more user friendly with spaces clear for pedestrian circulation. Bespoke screens and raised planters will also increase the attractiveness of the space by creating a stronger relationship between the internal and external spaces. It is considered that these changes are an improvement to the landscaped areas in line with Camden Local Plan Policy D1.
- 7.15 External seating has also been re-evaluated and it is proposed to remove the seating terraces on the steps from lower to upper ground floor. This is to minimise the risk of attracting rough sleepers to the space. Further re-location of seating terraces on the corner of Camley Street and Granary Street responds to shaded micro-climates and moves seating away from the road junction. Although re-

configured this space will still provide lower level greenery and visual interest to complement the existing trees on the pavement as supported in the committee report of the Approved Scheme.

- 7.16 At this stage agreement between all stakeholders regarding the new canal bridge has not been reached. This has had knock on effects regarding the design of the open space to the north where the bridge staircase / lift was expected to land. Details regarding the landscaping of this area will be provided in due course as part of the details to discharge condition 6.
- 7.17 In summary, the proposed amendments to the landscaping and public realm are considered to enhance the ease of movement through the site and its surroundings and do not alter the conclusions of the Approved Scheme that the landscape proposals will respect the setting of the canal corridor and preserve its existing green character.

Façade Development Amendments Planning Policy Assessment

- Upper Ground Level Spandrel Panels

- 7.18 Changes to the proposed landscaped levels has resulted in the need to remove the glazed openings at lower ground level in the last two bays. Further, the approved spandrel panels on the north east elevation are not consistent in height with those on the Granary Street elevation and south elevation. It is therefore proposed to resolve this by increasing the height of those on the north east elevation by 600mm. These changes are not considered to significantly alter the external appearance of the scheme.
- 7.19 Ventilation slots have also been added to allow for mechanical ventilation of the office area. This is in line with Camden's requirement for sustainable cooling methods to minimise the need for comfort cooling.

- Insertion of Fire Door

- 7.20 To comply with the requirements of the employment area fire strategy, a fire escape from the office area to the central bay has been re-introduced on the south east elevation block. As required by Camden Local Plan paragraph 7.34, the proposed

fire escape building is located within a visually inconspicuous position.

7.21 The modules of this elevation have also been rationalised and are considered to be of a more consistent design across the façade and the window openings have been adjusted to align with the revised external space.

- **Residential Lobby Glazing**

7.22 To align with the new internal layout, the arrangement of the glazing to the main residential lobby has been updated to increase light levels within the concierge area and enhance the views into and out of the lobby areas.

7.23 The proposed amendments tie to the updated landscaping scheme, which also seeks to improve the light levels in the residential lobby. The proposed amendments to the glazing are not considered to alter the conclusions on design of the northern and southern buildings of the Approved Scheme.

- **Residential Entrance Canopies**

7.24 The approved scheme did not allow for canopies or other forms of protection to the residential entrances. The residential entrances are required to be recessed and shrouded to provide a 1200 mm protection area to provide adequate weather protection for future residents. This is required for the building to comply with Building M of the Building Regulations.

7.25 A bespoke metal screen across the main residential entrance elevation at upper ground level will be developed in line with the visual identity of the approved scheme. A simple design that minimizes impact to the surrounding conservation areas is sought in line with Camden Local Plan Policy D2.

7.26 A non-material amendment application (ref. 2016/4599/P) to create an additional canopy to the residential entrance for 102 Camley Street was approved on 28 September 2016 on the basis that the canopies are required to comply with Lifetime Homes Requirements (now superseded by Building Regulations Part M) to provide adequate weather protection.

- **Protruding Windows at South Block**

- 7.27 As a result of the Section 73 permission (ref. 2016/6311/P) the consented protruding windows at the south block now serve bedroom areas, as opposed to an internal stairwell. The requirements for these windows therefore change and these will need to be openable. To resolve this it is proposed to replace the protruding windows with standard window modules. This change will improve the light levels to the internal spaces and provide ventilation in line with Camden Local Plan Policy D1 part (n).
- 7.28 The proposed windows are also more consistent aesthetically with the existing glazing on the other elevations, which is considered to improve the overall appearance of the building in line with Camden Local Plan Policy D1.
- 7.29 Further, it is considered that the above change will not alter the vertical grouping of windows and balconies, which were noted as a positive attribute of the approved scheme in the Committee Report. In addition due to the minor nature of the change, visual interest created by varying degrees of depth across each elevation is maintained.

- **Windows to North West Elevation South Building**

- 7.30 It is required to omit the single glazed office window on the North West elevation on the south building due to re-configuration of the internal arrangement and the office core, approved as part of application ref. 2016/6311/P. Following the re-configuration, the consented window will no longer serve a stairwell as intended. The consented window is also not consistent with the window line of the upper floors. As such the proposed change to omit this window is considered to improve the appearance of this elevation of the South Building.
- 7.31 Glazing to the south block entrance lobby has been amended to improve the junction between the stepped eaves profile and the kink in the brick façade. This change is minor in nature and will not alter the appearance of the façade, as show in the re-tested views which have been included as part of the Design Amendment Pack, prepared by Hutchinson & Partners.

7.32 The changes to the north west elevation of the South Building are necessary to deliver a functional building and, although minor in nature, are considered to improve to the overall appearance and design of the South Building in line with Camden Local Plan D1.

- **Summary**

7.33 Fifteen verified views have been re-tested and compared with the views of the Approved Scheme, and are included as part of the Design Amendment Pack, prepared by Hutchinson and Partners. It is considered that the above changes do not adversely impact on these views when compared with the Approved Scheme.

7.34 Overall, the proposed changes to the façade meet planning policy at all levels in respect of delivering a sustainable and durable building that meets building regulations part M and provides the highest standard of residential accommodation. It is considered that the changes would not change the original design intent, as approved under applications ref. 2014/4385/P and 2016/6311/P.

Balcony and Terraces Planning Policy Assessment

- **Balcony Profiles**

7.35 It is required, as part of the proposed amendments, to increase the balcony edge profile and amend the balustrade design due to structural, insulation and drainage requirements.

7.36 As consented, the balcony slab is not structurally sound and the introduction of a flat slab design and downstand beam will maintain structural integrity. Further, there is insufficient space between the beams required for insulation and balcony drainage and the proposed increase in height of the balcony profile from 380mm to 540mm will resolve these issues.

7.37 The amended design would maintain the merits of the original design, which are the contrast of the depth of the balconies with the windows frame flush and the brick wall and the treatment of the balcony balustrade alternating between glass and metal.

7.38 No changes are proposed to the timber linings to the balconies and the soffits, which were highlighted as positive aspects of the Approved Scheme.

- **Terrace Edge Protection**

7.39 As part of the consented scheme, a soft landscaping green strip around the edge of the communal terrace was approved. The positioning of the green strip on the outside edge of the balustrading presents a health and safety concern in relation to maintenance of the greenery given the possibility of residents or visitors leaning over the balustrade to water or cut the plants. For this reason, it is necessary to remove the built in planters and replace them with planters.

7.40 The use of larger planters has been the result of detailed discussions with London Borough of Camden Planning and Design Officers to find a solution which maintains the original design intent whilst ensuring that the building meets health and safety requirements. It is considered that the use of troughs will maintain the green strip as intended in line with Camden Local Plan Policy D1 part (k), whilst addressing the health and safety risks associated with the original design. It is proposed that a 1100mm high railings would not be positioned at the external face of the planters.

7.41 The existing and proposed elevations, submitted as part of the application pack show the minimal impact this change will have on the views to and from the building. As such the proposed change is considered in line with Camden Local Plan Policy D1.

- **Summary**

7.42 In summary, the proposed changes to the balcony profile and terrace edge are necessary to provide a building that is deliverable in terms of health and safety and structural requirements and will meet the requirements of Camden Local Plan Policy D1. The proposed changes are considered to retain the merits of the original design and therefore meet the requirements of national and local planning policy.

Building Services Planning Policy Assessment

- **Acoustic Enclosures at Roof Level**

- 7.43 As part of this Section 73 application it is proposed to add enclosures around condenser units in two areas at roof level. Plant equipment is needed to ensure that the mechanical services are provided to a level which office workers and residents would expect in a modern development.
- 7.44 The proposed enclosures are required for the proposed plant to meet acoustic standards as stipulated by the Council. Noise standards are secured by condition 18 of planning permission ref. 2016/6311/P.
- 7.45 In line with Camden Local Plan Policy D2 part (o) the enclosures have been designed to be as minimal as possible, and each enclosure has been located as centrally as possible on each roof to reduce visibility from street level. The addition of the screens only results in an increase of 800 mm to the total height of the equipment at roof level. This is not considered to adversely impact the character or appearance of the Regents Canal and King's Cross / St Pancras Conservation Areas.
- 7.46 To minimise impact from the introduction of required roof plant enclosures, a reduction of 305mm from the overall height of the plant equipment has been achieved by replacing the metal feet of the equipment with rubber support struts. The overall dimensions of the plant equipment have also been brought in by 295mm. Further, the bulk of roof mass was reduced in the previous MMA application (ref. 2016/6311/P) by the removal of a lift overrun enclosure.
- 7.47 Roof top plant has been approved on the surrounding developments at 102 and 103 Camley Street, which this scheme relates to. On 8 April 2015 planning permission (ref. 2014/6275/P) was granted at 103 Camley Street for "installation of mechanical plant on flat roof". At 102 Camley Street relocation of the substation was granted as part of a Non-Material Amendment application (ref. 2015/5185/P) on 16 December 2015, as part of this a plant enclosure was added at the northern section of the main roof. The proposed addition of roof top plant enclosures at 101 Camley Street are not therefore considered out of character with the surrounding area and do not substantially differ from those approved on the adjacent buildings.
- 7.48 The proposed views of the building have been updated to reflect the very minor

change that the rooftop additions would have in terms of public views.

- **Substation Decorative Screens Planning Policy Assessment**

7.49 As part of the Approved screen, doors required to meet UKPN standards are located at street level. The current Sunray doors are not attractive and are considered to detract from the Approved Scheme and surrounding area. Further, the requirements of UKPN have changed which increases the size of the Sunray doors and the size of the louvres on the facade. To mitigate the negative impact of the appearance of the doors, a metal bespoke screen is proposed which will draw elements of the interior design and communal terrace area.

7.50 It is proposed that the detail of the screen will be secured by condition, although the principal of the screen is sought. The proposed screen is intended to improve the appearance of the façade in line with Camden Local Plan Policy D1.

- **Summary**

7.51 In summary, the proposed amendments in relation to building services have been designed to minimise the impact on the surrounding conservation area and ensure that the building meets the required mechanical standards and noise standards in line with Camden Local Plan.

8 Summary

- 8.1 Planning permission is sought under Section 73 of The Town and Country Act 1990 (as amended) to amend the approved drawings attached to planning permission ref. 2016/6311/P, which relates to a mixed use development being brought forward by Chalk Farm Development Limited c/o Camley Street Limited.
- 8.2 Planning permission for a 6-13 storey building was originally permitted (ref. 2014/4385/P) at 101 Camley Street on 18 March 2015 and this was subsequently amended in July 2017. The operative permission is therefore currently 2016/6311/P and it is this permission which is sought to be amended.
- 8.3 Construction works are currently progressing on site as a number of planning conditions and obligations have already been discharged. The former warehouse building has been demolished and basement excavation is nearing completion.
- 8.4 Following the grant of the Section 73 application (ref. 2016/6311/P), further detailed design development has taken place. The proposed amendments which form part of this application are mainly driven by health and safety, structural or mechanical requirements.
- 8.5 The proposed amendments relate to design details in four areas: landscape and public realm; façade development; balcony and terrace development; and building services. Importantly, no changes are proposed in terms of land use or area.
- 8.6 This application follows detailed consultation with Officers at the London Borough of Camden and pre-application feedback has been taken into account wherever possible.
- 8.7 It is considered that these design amendments are minor in nature, remain true to the original design intent and would not impact the character or appearance of the conservation areas when compared against the permitted scheme.
- 8.8 Accordingly we consider that this application should be permitted. This would enable the redevelopment of the site to continue smoothly so that the new residential units and office floorspace can be delivered as part of the ongoing regeneration of this

part of Camden.