

Application ref: 2018/5713/P
Contact: Obote Hope
Tel: 020 7974 2555
Date: 24 May 2019

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Mr Shane Greig
5 Pancras Square
London
N1C 4AG
England

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

St Pancras Coroners Court
Camley Street
London
N1C 4PP

Proposal: Partial removal of the front concrete boundary wall to St Pancras Gardens and construction of a two-pass ramp to provide disabled access into St Pancras Gardens off Camley Street.

Drawing Nos: 001, 0002 REV 9, 0004 REV 9, 101 REV 9, 102 REV 9, 201 REV 9, 301 REV 9, 401, Design and Access Dated commissioned by Engineering Services & Green Space dated 19th April 2019, Arboricultural Impact Assessment commissioned by Treework Environment Practice dated 31st October 2018 and Historic Research of Land cover letter.

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 of this permission.

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

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, 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.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: 001, 0002 REV 9, 0004 REV 9, 101 REV 9, 102 REV 9, 201 REV 9, 301 REV 9, 401, Design and Access Dated commissioned by Engineering Services & Green Space dated 19th April 2019, Arboricultural Impact Assessment commissioned by Treework Environment Practice dated 31st October 2018 and Historic Research of Land cover letter.

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

- 4 Prior to the relevant part of works, a sample panel shall be provided on-site showing the face-bond and pointing, including the style and colour, of the approved recessed brick panel located within the new section of wall. The new brick panel shall match the existing in terms of detail and recess depth.

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

- 5 Detailed drawings, a sample of materials and manufacturer's specification as appropriate in respect of railings shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun. The work shall be carried out in accordance with the approved proposals.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the London Borough of Camden Local Plan 2017.

- 6 Prior to the commencement of any works on site, details demonstrating how trees to be retained shall be protected during construction work shall be submitted to and approved by the local planning authority in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction". All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017.

- 7 No development shall take place until full details of hard and soft landscaping

and means of enclosure of all un-built, open areas have been submitted to and approved by the local planning authority in writing. Such details shall include details of any proposed, three replacement trees, earthworks including grading, mounding and other changes in ground levels. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policies A2, A3, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 8 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details by no later than the end of the planting season following completion 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 policies A2, A3, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 9 No demolition or development shall take place until a written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, which shall include the statement of significance and research objectives, and

A. The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works;

B. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. this part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI.

Reason: To safeguard the archaeological interest on this site. Approval of the WSI before works begin on site provides clarity on what investigations are required, and their timing in relation to the development programme in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The site is located on the western side of Camley Street to the south of the Dennis Geffen Environmental Health Annexe adjacent to St Pancras Gardens, designated public open space. The site comprises the Victorian Gothic Coroners Court, which is Grade II* listed by virtue of the special historic and architectural interest of the 1886 building designed by a Mr Eggar of London and commissioned by the Vestry of St Pancras. Attached to the Victorian Coroners Court is a mid-20th century addition, which fronts Camley Street. The building is located within the Kings Cross St Pancras Conservation Area.

Permission is sought to build an access ramp following the partial demolition of the existing high boundary wall that would link Camley Street to the Coal Drops Yard, it should be noted that a significant section of the wall is in disrepair and it is proposed to cut through a section of the historic wall. The works would require excavation to a depth of 4 metres to accommodate the foundation of the ramp and a concrete ramp will be formed to be clad in brick. The original brick boundary wall would be shortened and the end rebuilt to include piers and a recessed panel. Original bricks would be used where possible. A condition is attached requiring details of the proposed brickwork to be submitted and approved, which would ensure that the character and appearance of the conservation area is preserved.

The proposed ramp access creates a route running from the footway in Camley Street to the footpath inside the St. Pancras Gardens. The difference in the level between these points is 1.86m. A ramp with 3 flights and 2 landings are proposed. The ramp has a width of 2.5m and the first flight is completely within the area of the planter on the footway with handrails on both sides of the ramp that extend 300mm past the start/end of the ramp. Moreover, the ramp would also maintain the existing width of the footway that would limit the scheme's visual impact. The first two flights would be a curved design that follows the direction of the existing concrete retaining wall and the highway layout.

The first landing is semi octagonal in shape to soften the edges of the ramp and the heritage aspect of the existing Camley Street entrance, would be finished with two octagonal piers and the last two flights are within the boundaries of St. Pancras Gardens and the last flight converges towards the existing footpath. A black metal gate is proposed at the upper landing following a similar line to the original boundary wall, therefore the gate would be diagonal in orientation.

The proposed gate would restrict access to the gardens when it is closed. It is proposed to re-enforce a section of concrete retaining wall adjacent to the Network Rail wall (not affected by the ramp), with the exposed surface cladded with bricks. A trial pit investigation was carried out in June 2018 in the area covering the ramp design. This was conducted under an archaeological watching brief and no significant remains were discovered. Historic England GLAAS have requested a pre-commencement condition requiring a written scheme of investigation (WSI). The WSI will need to be prepared and implemented by a suitably qualified professionally accredited archaeological practice in accordance with Historic England's Guidelines for Archaeological Projects in Greater London. Community safety issues have been considered by including lighting and ensuring visibility is maintained.

2 trees would be removed to accommodate the access ramp. The trees are visible from the public realm and contribute to the character of this part of the conservation area to some degree. The Council's Tree Officers have been consulted and no objection is raised. This is due to neither of the trees being particularly noteworthy specimens and the loss of canopy cover and visual amenity they provide can be mitigated against through replacement planting. Notwithstanding this, updated tree protection details are required and are secured via condition along with tree replacement and landscaping details.

- 2 Whilst it is noted that there would be some harm within the curtilage of the listed building caused by the proposed development, namely, the creation of new openings to the boundary wall, additional excavation of the garden levels and removal of a three trees, this harm is considered to be less than substantial. NPPF para. 196 is relevant, which states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use. This is echoed by Local Plan Policy D2 which states that the Council will not permit development that results in harm that is less than substantial to the significance of a designated heritage asset unless the public benefits of the proposal convincingly outweigh that harm.

The need for the works has been detailed extensively in the application, and it is considered that significant public benefit would be gained through the creation of a level access. The proposal has been subjected to various revisions, and is considered to be the least harmful proposal to gain the necessary public benefits.

The Council's Conservation Officer has assessed the proposals and does not object to the development.

It is noted that listed building consent is not required for the development. The Ecclesiastical Exemption (Listed Buildings and Conservation Areas) England Order 2010 makes it clear that the expression extends to church buildings, their contents and anything fixed thereto as well as to anything situated within the curtilage of a church building". This covers five religious groups which the site is within the curtilage of Church of England and the other four are: The Roman Catholic Church, The Methodist Church and The Baptist Union of Great Britain.

The proposal would not have any significant amenity impacts on surrounding uses due to the nature and location of the proposal.

No objection has been received prior to the determination of this application. The site's planning history was taken into account when coming to this decision.

Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under and s.72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

Special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses, under s.16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies A1, A2, A3, C6, CC1, CC2, D1, D2, T1, T2, DM1 and G1 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2019.

- 3 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that 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, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 4 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 5 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

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, appearing to read 'DPope', is positioned in the upper left corner of the page.

Daniel Pope
Chief Planning Officer