

Application ref: 2015/7013/P  
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**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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Pegasus Group  
23 Hanover Square  
London  
W1S 1JB

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Refused**

Address:

**King's Cross Methodist Church**  
**58a Birkenhead Street**  
**London**  
**WC1H 8BW**

Proposal:

Demolition and redevelopment to provide a replacement church with community facilities (Class D1), a replacement Methodist Chaplaincy House with 25 non-self-contained student rooms (Sui Generis), and 11 residential self-contained flats (Class C3) plus associated plant, cycle storage and refuse storage.

Drawing Nos: A 000 001 Rev P0; A 025 001 Rev P1; A 025 002 Rev P0; A 025 003 Rev P0; A 025 004 Rev P0; A 025 121 Rev P0; A 025 122 Rev P0; A 025 123 Rev P0; A 025 124 Rev P0; A 025 111 Rev P0; A 025 112 Rev P0; A-100-001 Rev P0; A-100-002 Rev P1; A-100-003 Rev P1; A-100-004 Rev P1; A-100-005 Rev P2; A-100-006 Rev P1; A-100-007 Rev P1; A-110-001 Rev P1; A-110-002 Rev P1; A-120-001 Rev P1; A-120-002 Rev P1; A-120-003 Rev P1; A-120-004 Rev P1; Addendum Planning Statement -Pegasus Group dated (Nov2018); Revised Design Addendum -Dexter Moran Associates (Nov2018); Heritage Statement -Bidwells (Nov 2018); Daylight and Sunlight Report -Delva Patman Redler (31/10/18); Energy Statement -Ramboll Rev.02 (Nov2018); Sustainability Statement -Ramboll Rev.04 (Nov2018); Air Quality Assessment: Issue 3 -Ramboll (Nov2018); CHP Addendum Report -Ramboll (9/11/18); BREEAM Pre-Assessment Report -Ramboll version 2 (Oct 2018); Drainage Strategy Report -Conisbee (7/2/17); Elemental Cost Plan rev.7 - Calford Seaden (24/9/18); Elemental Cost Plan -Calford Seaden rev.4 (21/9/18); Development Appraisal A - HEDCL Ltd (29/10/18); Development Appraisal B -HEDCL Ltd

(29/10/18); Birkenhead Street Façade Retention Feasibility Study -Dexter Moren Associates, Pegasus Group Planning Consultancy & Bidwells Heritage Consultants (Nov 2016); Letter from Pegasus Group Planning Consultancy (4/11/16); Letter from Pegasus Group Planning Consultancy (23/03/16); post planning submission clarifications -Dexter Moran Associates (9/2/19); Environmental Noise Assessment -Sharps Redmore (28/09/15); Design & access statement -Dexter Moran Associates (Dec2015); Statement of community involvement -Pegasus Group Planning Consultancy (Dec2015); Travel Plan Statement -TPHS (Aug2015); Transport Statement Report -TPHS(Aug2015); Ground investigation & basement impact assessment report -Conisbee (Nov2015); Independent Viability Review -BPS (Feb2019); Independent Viability Review -BPS (24/2/17) and BIA Audit Rev.D1 by Campbell Reith (Mar2016)

The Council has considered your application and decided to **refuse** planning permission for the following reason(s):

#### Reason(s) for Refusal

- 1 The proposed demolition of the existing building in Birkenhead Street, by reason of the loss of a building which makes a positive contribution to the King's Cross St Pancras Conservation Area, would cause harm to the character and appearance of the conservation area, contrary to policies D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017.
- 2 The proposed development, by reason of its height, bulk and depth, would result in an increased sense of enclosure at the rear of the adjoining listed buildings on Birkenhead Street and Crestfield Street and thus would harm their setting, contrary to policies D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017.
- 3 The proposed development, by reason of its design, layout, height, scale, bulk and form on both frontages of Birkenhead Street and Crestfield Street, would harm the character and appearance of both King's Cross St Pancras and Bloomsbury conservation areas and the setting of surrounding listed buildings, contrary to policies D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017.
- 4 In absence of a comprehensive and adequate daylight and sunlight impact report to demonstrate otherwise, it is considered likely that the development would result in a harmful loss of daylight to residential properties at nos 1 and 5 Crestfield Street, contrary to policy A1 (Managing the impact of development) of the London Borough of Camden Local Plan 2017.
- 5 The proposed development, by reason of the increased height, scale and depth of the new blocks beyond adjoining rear building lines, would result in a loss of outlook to residential properties at nos 58 and 59 Birkenhead Street and 5 Crestfield Street, contrary to policy A1 (Managing the impact of development) of the London Borough of Camden Local Plan 2017.
- 6 The proposed student rooms, by reason of the obscure glazing on their rear windows, would fail to have adequate outlook and thus would provide poor quality accommodation, contrary to policy A1 (Managing the impact of development) of the London Borough of Camden Local Plan 2017.

- 7 The proposed 1st floor flats in both blocks, by reason of the proximity of their rear windows opposite each other, would fail to have adequate privacy and thus would provide poor quality accommodation, contrary to policy A1 (Managing the impact of development) of the London Borough of Camden Local Plan 2017.
- 8 The proposed basement excavation, by reason of the likely scale of damage to Northumberland Hotel in Crestfield Street predicted by the Basement Impact Assessment (BIA), would cause harm to neighbouring properties, contrary to policies A1 (Managing the impact of development) and A5 (Basements) of the London Borough of Camden Local Plan 2017.
- 9 The proposed development, by reason of the energy and sustainability reports showing that targets on CO2 emission reduction, renewable energy and BREEAM have not been met, would fail to ensure proper standards of sustainability in the development and minimise the effects of climate change, contrary to policies CC1 (Climate change mitigation) and CC2 (Adapting to climate change) of the London Borough of Camden Local Plan 2017.
- 10 The proposed development, in the absence of an adequate air quality report which contains a construction impacts risk assessment and construction dust mitigation or monitoring, would be likely to be detrimental to the amenities of the area generally, contrary to policy CC4 (Air quality) of the London Borough of Camden Local Plan 2017.
- 11 The proposed cycle storage, by reason of its design, location and layout, would fail to provide accessible cycle parking facilities, contrary to policy T1 (Prioritising walking, cycling and public transport) of the London Borough of Camden Local Plan 2017.
- 12 The proposed development, in the absence of a legal agreement for car-free housing, would be likely to contribute unacceptably to parking stress and congestion in the surrounding area and fail to promote more sustainable and efficient forms of transport, contrary to policies T1 (Prioritising walking, cycling and public transport), T2 (Parking and Car Parking) and A1 (Managing the impact of development) of the London Borough of Camden Local Plan 2017.
- 13 The proposed development, in the absence of a legal agreement securing contributions to pedestrian, cycling and environmental improvements in the area, would fail to make sufficient provision in a sustainable manner for the increased trips generated by the development thus causing a cumulative detrimental impact on the borough's transport network, contrary to policies A1 (Managing the impact of development) and T1 (Prioritising walking, cycling and public transport) of the London Borough of Camden Local Plan 2017.
- 14 The proposed development, in the absence of a legal agreement securing financial contributions towards highways works, would fail to secure adequate provision for and safety of pedestrians, cyclists and vehicles, contrary to policies T3 (Transport infrastructure) and A1 (Managing the impact of development) of London Borough of Camden Local Plan 2017.
- 15 The proposed development, in the absence of a legal agreement securing a

Construction Management Plan and associated monitoring fee, would be likely to contribute unacceptably to traffic disruption and be detrimental to general highway and pedestrian safety, contrary to policies A1 (Managing the impact of development) and T4 (Sustainable movement of goods and materials) of the London Borough of Camden Local Plan 2017.

- 16 The proposed development, in the absence of a legal agreement securing an Approval in Principle Plan and associated monitoring fee, would be likely to be detrimental to general highway and pedestrian safety, contrary to policies T3 (Transport infrastructure) and A1 (Managing the impact of development) of the London Borough of Camden Local Plan 2017.
- 17 The proposed development, in the absence of a legal agreement securing a Travel Plan and its associated monitoring fee, would be likely to contribute unacceptably to traffic disruption, contrary to policies A1 (Managing the impact of development) and T1 (Prioritising walking, cycling and public transport) of the London Borough of Camden Local Plan 2017.
- 18 The proposed development, in the absence of a legal agreement securing a contribution to affordable housing, would fail to ensure the provision of the required amount of affordable housing for the scheme, contrary to policy H4 (Maximising the supply of affordable Housing) of the London Borough of Camden Local Plan 2017.
- 19 The proposed development, in the absence of a legal agreement securing contributions to public open space provision, would be likely to contribute unacceptably to pressure and demand on the Borough's existing open space facilities, contrary to policies A2 (Open Space) and A3 (Biodiversity) of London Borough of Camden Local Plan 2017.
- 20 The proposed development, in the absence of a legal agreement requiring a post-construction sustainability review, would fail to ensure proper standards of sustainability in the development and minimise the effects of climate change, contrary to policies CC1 (Climate change mitigation) and CC2 (Adapting to climate change) of the London Borough of Camden Local Plan 2017.
- 21 The proposed development, in the absence of a legal agreement securing a carbon offset payment contribution, would fail to ensure proper standards of sustainability in the development and minimise the effects of climate change, contrary to policies CC1 (Climate change mitigation) and CC2 (Adapting to climate change) of the London Borough of Camden Local Plan 2017.
- 22 The proposed development, in the absence of a legal agreement ensuring that student housing is only occupied by students engaged in a full-time course of Higher Education at an institution based in the London Borough of Camden or another London borough, would be contrary to policy H9 (Student Housing) of the London Borough of Camden Local Plan 2017.
- 23 The proposed development, in the absence of a legal agreement securing a local labour agreement, will be likely to lead to the exacerbation of local skill shortages and lack of training opportunities and would fail to contribute to the regeneration of the area, contrary to policy E1 (Economic development) of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Without prejudice to any future application or appeal, the applicant is advised that reasons for refusal nos. 12-23 could be overcome by entering into a Section 106 Legal Agreement for a scheme that was in all other respects acceptable.
- 2 Without prejudice to any future application or appeal, the applicant is advised that the reason for refusal no 8 could be overcome by revising the existing BIA document in line with Policy A5 and CPG 'Basements' for a scheme that was in all other respects acceptable.

If you intend to submit an appeal that you would like examined by inquiry, then you must notify the Local Planning Authority and Planning Inspectorate ([inquiryappeals@planninginspectorate.gov.uk](mailto:inquiryappeals@planninginspectorate.gov.uk)) at least 10 days before submitting the appeal. [Further details are on GOV.UK.](#)

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



Daniel Pope  
Chief Planning Officer