

## Supplementary Information for Planning Committee

23<sup>rd</sup> January 2020

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Agenda Item: 7(3)

Application Number: 2019/4201/P

Address: St Pancras Commercial Centre, 63 Pratt Street, London, NW1 0BY

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### 1. Background Papers, Supporting Documents and Drawing Numbers

1.1. The following drawing numbers are to be amended as follows:

Listed plan number	Revised plan number
477-CSJ-00-06-FP-A-3109-S1-P02	477-CSJ-00-06-FP-A-3109-S1-P03
477-CSJ-00-07-FP-A-3110-S1-P02	477-CSJ-00-07-FP-A-3110-S1-P03
477-CSJ-00-ZZ-SC-A-3200-S1-P02	477-CSJ-00-ZZ-SC-A-3200-S1-P03
477-CSJ-00-GF-SI-A-0002-S1-P02	477-CSJ-00-ZZ-SI-A-0002-S1-P02
477-CSJA1-GF-SK-A-081-S1-C	477-CSJ-A1-GF-SK-A-081-S1-C
SP108_00_ET Rev P1	SP108_00_ET Rev P2

1.2. The following plans are to be added to the list of approved plans as they were excluded in error:

477\_CSJ\_A1\_05\_FP\_A\_5206\_S1\_P01  
477\_CSJ\_C1\_ZZ\_SK\_A\_360\_S1  
477\_CSJ\_M1\_01\_FP\_A\_5103\_S1\_P01  
477\_CSJ\_M1\_04\_FP\_A\_5105\_S1\_P01

1.3. The following plan is to be removed from the list of plans as it was included in error:

SP108\_SK15\_ET

1.4. The following document titles are to be amended as follows:

SP108_JCLA_191114	SP108_JCLA_191114_PublicSpaceViews
Tree Strategy Statement (amended 07/08/2019)	Tree Strategy Statement Rev P3 (amended 28/11/2019)
Proposed Area Schedule (05 August)	Proposed Area Schedule (09/01/2020)

- 1.5. The land use details table is to be amended as follows:

<b>Land Use Details:</b>			
	<b>Use Class</b>	<b>Use Description</b>	<b>Floorspace (GIA sqm)</b>
Existing	Light industrial / storage and distribution B1(c)/B8		3,196
	TOTAL		<b>3,196</b>
Proposed	Light industrial / storage and distribution B1(c)/B8		3,285
	Office B1(a)		16,526
	Retail A1		782
	Residential C3		4,009
	TOTAL		<b>24,602</b>

## **2. Consultation responses and officer's response**

### Golden Lion PH

- 2.1. An additional response has been received from the freeholder of the Golden Lion PH (88 Royal College Street). The comments are summarised as follows:
- Loss of light
  - Loss of privacy to 7x bedsits on upper floors
  - Impact on visual character of Golden Lion PH
- 2.2. The impact on sunlight and daylight is discussed at paragraphs 6.108 to 6.126 of the Officer's Report. Specific reference to the Golden Lion PH is made at paragraph 6.121. The report refers to there being one flat above the public house but the freeholder has now confirmed that there are 7 bedsits on the upper floors of the building.
- 2.3. All the site-facing windows currently receive unusually high levels of VSC and the windows would experience proportionate VSC reductions of between 29% and 52%, which BRE guidance suggests could be noticeable. However, the windows would retain absolute VSC levels of greater than 18%, which is considered good in the context of an urban environment.
- 2.4. The impact on privacy is discussed at paragraphs 6.96 to 6.107 of the Officer's report and specific reference to the Golden Lion PH is made at paragraphs 6.97 and 6.98. It is not considered that the level of overlooking would be unduly harmful, particularly because the office use would only be likely to be occupied during normal office hours and some degree of overlooking is expected in a built-up location like this.
- 2.5. The impact on the character and appearance of the wider area is discussed at paragraphs 6.59 to 6.71 of the Officer's Report. It is noted that the building steps down towards Royal College Street and St Pancras Way to minimise the impact on these streets. Paragraph 6.67 notes: *"Whilst the height and scale of the proposed redevelopment buildings is at the upper scale range for*

*buildings within the local townscape, the proposals are considered to fit comfortably within the townscape and are consistent with the Council's vision for the intensification of the wider area." Paragraph 6.68 notes: "It is considered that the proposed palette of materials, their colour and composition also provide a positive response to the existing character of the surrounding townscape."*

- 2.6. Overall, it is not considered that the proposals would cause undue harm to the character and appearance of the Golden Lion PH, which is a locally listed building.

## GLA

- 2.7. The Officer's report notes that the applicant is in ongoing discussions with the Council and the GLA regarding outstanding issues. The following issues have now been resolved:

- Suitability of light industrial unit below residential units (subject to comments below regarding noise and vibration)
- Urban greening
- Water and green infrastructure
- Drainage / water efficiency
- Inclusive design (wheelchair accessible units)

- 2.8. The following issues are still outstanding:

- Provision of affordable workspace
- Mezzanines in Units 3 and 4
- Early implementation viability review
- Urban design – facades treatment
- Fire strategy
- Noise and vibration
- Energy

- 2.9. At the time of writing, the GLA has not commented on the affordable workspace offer (detailed at paragraph 6.15 of the Officer's report), although it should be possible to provide a verbal update at committee.

- 2.10. The GLA still objects to the mezzanines in Units 3 and 4 as they consider that they result in compromised floor to ceiling heights. They also consider that the mezzanine floorspace should be deducted from the overall total floorspace, which would result in a net loss of light industrial floorspace overall. However, as detailed at paragraph 6.9 of the Officer's report, in response to this the applicant has suggested that the existing mezzanines in the existing buildings should also be discounted for the same reason, which would result in a net increase in light industrial floorspace overall. Officers consider that it is reasonable to deduct the mezzanine floorspace from both totals for the purposes of assessing whether there is a net loss or gain of light industrial floorspace and are satisfied that there will be a net increase in light industrial

floorspace overall. Officers also consider the quality of the proposed light industrial / storage and distribution floorspace to be acceptable.

- 2.11. The GLA has concerns about noise and vibration, noting that mitigation should be appropriately designed into the scheme and any restrictions should not place unnecessary burdens on tenants. As noted at paragraph 6.13 of the Officer's report, the applicant has confirmed that the fabric of the building is designed to prevent noise break-out. There will be an acoustically separating ceiling structure above the unit which is below the residential units and the lease conditions will require new tenants to isolate equipment from the structure to prevent any noticeable noise or vibration in the flats above. Officers consider this to be an acceptable approach.
- 2.12. An additional condition requiring the submission of a fire strategy prior to the commencement of above-ground works is suggested.
- 2.13. The applicant is in ongoing discussions with the GLA regarding the remaining outstanding points.

#### TFL

- 2.14. The Officer's report notes that a number of strategic transport issues needed further attention. The issues have now been resolved and TFL raise no objection to the proposals.

### **3. Amendments to the report**

- 3.1. Paragraph 6.9 is to be amended. The Officer's report notes that the proposed scheme would provide 3,296 sqm of light industrial / storage and distribution floorspace. The actual figure is 3,285 sqm.
- 3.2. Paragraph 6.16 is to be amended. The Officer's report notes that the proposals involve the provision of 16,345sqm (GIA) of new office floorspace. The actual figure is 16,526 sqm.
- 3.3. Paragraph 6.42 is to be amended. The Officer's report indicates that the ceiling height is 2.8 metres in the new dwellings. The actual figure is 2.65 metres in habitable rooms and 2.5 metres in bathrooms and hallways etc.
- 3.4. Paragraph 6.88 is to be amended. The Officer's report notes that the suggested hard and soft landscaping condition (condition no. 10) will require that full details are submitted prior to the commencement of development. The condition is to be re-worded so that the details are required prior to the commencement of above-ground works.
- 3.5. Paragraph 6.185 is to be amended. The Officer's report suggests that there are roof terraces at levels 5 and 6. There are roof terraces at levels 4, 5 and 6.
- 3.6. Paragraph 6.194 is to be amended. The Officer's report notes that the suggested SuDS condition (condition no. 30) will require full details of the

SuDS (including a total of 585 sqm of blue roofs, SuDS tree pits, SuDS rain gardens and a buried attenuation tank) prior to the commencement of development. The wording of the condition is to be altered to refer to a basement attenuation tank rather than a buried attenuation tank.

- 3.7. Paragraph 6.212 is to be updated. The Officer's report notes that an update will be provided at committee as to whether or not a Basement Construction Plan (BCP) will be required. Campbell Reith have now issued their final audit report and have advised that a BCP should be secured by the section 106 legal agreement. A Ground Movement Assessment (GMA) has been undertaken which predicts a maximum of Category 1 damage (Very Slight) to neighbouring properties; however, a revised GMA should be provided within the BCP once the structural scheme is confirmed.
- 3.8. Paragraph 7.1 is to be amended. The Officer's report notes that the light industrial floorspace would be re-provided. The report should refer to the net increase in light industrial floorspace at the site.

#### **4. Section 106 legal agreement**

- 4.1. A BCP will be required, as per the comments made in paragraph 3.7 above. The Officer's report already included this requirement in anticipation of it being required.

#### **5. Conditions**

- 5.1. Condition 2 is to be amended as follows to take account of the amended plan numbers:

*The development hereby permitted shall be carried out in accordance with the following approved plans: 477-CSJ-00-ZZ-SI-A-0001-S1-P02; 477-CSJ-00-ZZ-SI-A-0002-S1-P02; 477-CSJ-00-GF-SI-A-0003-S1-P01; 477-CSJ-00-GF-SI-A-0003-S1-P01; 477CSJ-00-GF-FP-A-0100-S1-P02; 477-CSJ-00-M1-FP-A-0101-S1-P01; 477-CSJ-00ZZ-EL-A-0300-S1-P01; 477-CSJ-00-ZZ-EL-A-0301-S1-P01; 477-CSJ-00-ZZ-EL-A0302-S1-P01; 477-CSJ-00-ZZ-SC-A-0200-S1-P02; 477-CSJ-00-GF-SI-A-2000-S1P02; 477-CSJ-A1-ZZ-DE-A-7030-S1-P01; 477-CSJ-00-B1-FP-A-3101-S1-P02; 477CSJ-00-GF-FP-A-3102-S1-P05; 477-CSJ-00-M1-FP-A-3103-S1-P02; 477-CSJ-0001-FP-A-3104-S1-P02; 477-CSJ-00-02-FP-A-3105-S1-P02; 477-CSJ-00-03-FP-A3106-S1-P02; 477-CSJ-00-04-FP-A-3107-S1-P02; 477-CSJ-00-05-FP-A-3108-S1P02; 477-CSJ-00-06-FP-A-3109-S1-P03; 477-CSJ-00-07-FP-A-3110-S1-P03; 477CSJ-00-ZZ-EL-A-3300-S1-P02; 477-CSJ-00-ZZ-EL-A-3301-S1-P02; 477-CSJ-00-ZZSC-A-3200-S1-P03; 477-CSJ-00-ZZ-SC-A-3201-S1-P02; 477-CSJ-00-ZZ-SC-A3202-S1-P02; 477-CSJ-00-ZZ-SC-A-3203-S1-P02; 477-CSJ-00-ZZ-SC-A-3204-S1P02; 477-CSJ-A1-01-FP-A-5202-S1-P01; 477-CSJ-C1-ZZ-DE-A-7001-S1-P02; 477CSJ-C1-ZZ-DE-A-7002-S1-P02; 477-CSJ-C1-ZZ-DE-A-7003-S1-P02; 477-CSJ-C1ZZ-DE-A-7004-S1-P02; 477-CSJ-C1-ZZ-DE-A-7005-S1-P02; 477-CSJ-C1-ZZ-DE-A7006-S1-P02; 477-CSJ-M1-ZZ-DE-A-7020-S1-P02; 477-CSJ-M1-ZZ-DE-A-7021-S1P02; 477-CSJ-M1-ZZ-DE-A-7022-S1-P02; 477-CSJ-A1-GF-SK-A-081-S1-C; 477CSJ-M1-GF-SK-A-071-*

S1-C; SP108\_00\_ET Rev P2; SP108\_01\_GP Rev P3; SP108\_02\_GM Rev P3; SP108\_03\_RF Rev P3; SP108\_11\_01 rev P2; SP108\_12\_02 Rev P3; SP108\_31\_PP Rev P2; SP108\_32\_PT Rev P1; SP108\_51\_A1 Rev P2; SP108\_51\_A2 Rev P2; SP108\_52\_BB Rev P2; SP108\_53\_CD Rev P2; SP108\_54\_EF Rev P2; SP108\_61\_RT Rev P1; SP108\_JCLA\_191114\_PublicSpaceViews; 477\_CSJ\_A1\_05\_FP\_A\_5206\_S1\_P01; 477\_CSJ\_C1\_ZZ\_SK\_A\_360\_S1; 477\_CSJ\_M1\_01\_FP\_A\_5103\_S1\_P01; 477\_CSJ\_M1\_04\_FP\_A\_5105\_S1\_P01; Archaeological Assessment (August 2019); Affordable Housing Statement (August 2019); Air Quality Assessment (August 2019); Arboricultural Impact Assessment (August 2019); Construction Management Plan (August 2019); Daylight and Sunlight Assessment (amended October 2019); Delivery and Servicing Plan (August 2019); Ecology Report (August 2019); Flood Risk Assessment (August 2019); Noise, Vibration and Ventilation Assessment (August 2019); Planning Statement (August 2019); Planning Statement Addendum (October 2019); Proposed Area Schedule (09/01/2020); Design & Access Statement (August 2019); Statement of Community Engagement (August 2019); Contaminated Land Assessment (August 2019); Interim Report by soiltechnics (22/10/2019); Sustainability and Energy Statement (August 2019); Sustainability and Energy Statement - Response to Greater London Authorities (GLA) comments (25 October 2019); Sustainability and Energy Statement - Response to Camden Council's comments (25 October 2019); Response to Planning Application Comments (October 2019); Response to Greater London Authority Water & Green Infrastructure Memo Stage 1 - Final (12/11/2019); Noise Impact Assessment Report (23 October 2019); Transport Assessment (August 2019); Supplementary Transport Assessment Note (25 November 2019); Servicing Management Plan (August 2019); Waste Strategy Response (undated); Tree Strategy Statement Rev P3 (amended 28/11/2019); Townscape, Visual Impact and Heritage Assessment (August 2019); Basement Impact Assessment Rev D (09/12/2019); Proposed Tree Matrix (SP108\_Doc01\_TM Rev P3) (28.11.19).

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

- 5.2. Condition 10 is to be amended as follows (as per the comments made in paragraph 3.4 above):

*Prior to the commencement of above-ground works, 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. 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 and D1 of the London Borough of Camden Local Plan 2017.*

- 5.3. Condition 30 is to be amended as follows (as per the comments made in paragraph 3.6 above):

*Prior to the commencement of development, full details of the sustainable drainage system including a total of 585 sqm blue roofs, SuDS tree pits, SuDS rain gardens and a basement attenuation tank, shall be submitted to and approved in writing by the local planning authority. Such a system should be designed to accommodate all storms up to and including a 1:100 year storm with a 40% provision for climate change such that flooding does not occur in any part of a building or in any utility plant susceptible to water, and shall demonstrate the run off rates approved by the Local Planning Authority.*

*Details shall include the proposed*

- *lifetime maintenance plan for each element;*
- *methods to improve water quality on the site;*
- *construction sequence, including mitigation methods in the event of groundwater level breach;*

*and systems shall thereafter be retained and maintained in accordance with the approved details.*

*Reason: To reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system in accordance with Policies CC1, CC2, CC3 of the London Borough of Camden Local Plan 2017.*

- 5.4. An additional condition is suggested to require the submission of a fire strategy prior to the commencement of above-ground works, as follows (as per the comments made above at paragraph 2.12):

*No above ground new development shall commence in a Phase until a Fire Statement for the relevant Phase has been submitted to and approved in writing by the Local Planning Authority. The Fire Statement shall be produced by an independent third party suitably qualified assessor which shall detail the building's construction, methods, products and materials used; the means of escape for all building users including those who are disabled or require level access together with the associated management plan; access for fire service personnel and equipment; ongoing maintenance and monitoring and how provision will be made within the site to enable fire appliances to gain access to the building. The relevant Phase of the development shall be carried out in accordance with the approved details.*

*Reason: In order to provide a safe and secure development in accordance with policy C5 of the Camden Local Plan 2017.*

## **6. Plans**

- 6.1. Some of the plans appended to the Officer's report are not the latest versions. The committee presentation will include the correct plans and a verbal update will be provided.

**ENDS**