

Application ref: 2019/6353/P
Contact: Seonaid Carr
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Date: 1 April 2020

Development Management
Regeneration and Planning
London Borough of Camden
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London
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DP9 Limited
100 Pall Mall
London
SW1Y 5NQ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

6A St Pancras Way
London
NW1 0QG

Proposal:

Erection of two temporary external fire escape staircases to front and rear of building
Drawing Nos: 01 Rev A, 02, 03 Rev A, 04 Rev A, 05 Rev A, 08 Rev A and 09 Rev A.

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 policies 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- 01 Rev A, 02, 03 Rev A, 04 Rev A, 05 Rev A, 08 Rev A and 09 Rev A.

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

- 4 The external stairs hereby permitted is for a temporary period only and shall be removed on or before two years from the date of commencement of development.

Reason: The type of structures are not such as the local planning authority is prepared to approve, other than for a limited period, in view of its appearance. The permanent retention of the structures would be contrary to the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

Permission is sought for the erection of two temporary fire staircases to the application building. The application site forms part of a wider development site with the two buildings either side which has recently been granted planning permission (Ref:2017/5497/P). The current fire escape strategy for the building for levels 2 and 3 requires access to the neighbouring building to the north; however this is the first building to be demolished of the three and therefore an alternative fire escape strategy is required. This results in the requirement for these two external stairs to either side of the building, one on the canal side and the other to St Pancras Way. The stairs will only be in situ until the host building is demolished and therefore consent is sought for 2 years.

Given the temporary nature of the proposal, it is considered the staircases would integrate well with the host building and would be an honest expression of their purpose. In the context of the large parent building, they are relatively modest and are not considered to harm the character or appearance of the building, streetscene or conservation area for a temporary period.

In terms of neighbour amenity, the nearest residents are located to the opposite side of St Pancras Way. Given the nature of the proposals in relation to the site of the works, it is not considered that the development would harm the amenity of these neighbouring residents.

No objections have been received prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Listed

Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposed development is in general accordance with policies D1, D2 and A1 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2019.

- 2 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).
- 3 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.
- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

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 quadrant of the page. The signature is fluid and cursive.

Daniel Pope
Chief Planning Officer