

Application ref: 2018/4942/P  
Contact: Josh Lawlor  
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Date: 31 March 2020

**Development Management**  
Regeneration and Planning  
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Tasou Associates Limited  
4 Amwell Street  
London  
C1R 1UQ

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted Subject to a Section 106 Legal Agreement**

Address:

**18-20 St Pancras Way**  
**London**  
**NW1 0QG**

Proposal:

Erection of 2 storey, 2 bedroom dwelling at rear, following demolition of sub-station, removal of external staircase, replacement of walkways with balconies and internal alterations to first floor of the existing building No. 18-20 St Pancras Way.

Drawing Nos: Existing: 1730\_OS.01\_A (Location Plan), EX.01, EX.02, EX.03, EX.04, EX.05, EX.06, EX.07, EX.08, EX.09, EX.010 (Existing first floor),

Proposed: PA.01\_REVA, PA.02\_REVA, PA.03\_REVA, PA.04\_REVA, PA.05\_REVA, PA.06\_REVA, PA.07\_REVA, PA.08\_REVA, PA.09\_REVA, PA.10-Proposed Flat 2/3 layouts

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 The development hereby permitted shall be carried out in accordance with the following approved plans [Existing: 1730\_OS.01\_A (Location Plan), EX.01, EX.02, EX.03, EX.04, EX.05, EX.06, EX.07, EX.08, EX.09, EX.010 (Existing first floor),  
Proposed: PA.01\_REVA, PA.02\_REVA, PA.03\_REVA, PA.04\_REVA, PA.05\_REVA, PA.06\_REVA, PA.07\_REVA, PA.08\_REVA, PA.09\_REVA, PA.10 - Proposed Flat 2/3 layouts]

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

- 3 Prior to commencement of development , full details in respect of the living roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority. The details shall include
- i. a detailed scheme of maintenance
  - ii. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used
  - iii. full details of planting species and density

The living roofs shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies G1, CC1, CC2, CC3, CC4, D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

- 4 Prior to the commencement of development, a Risk Assessment and Method Statement detailing measures to protect the stability of the Regent's Canal, its environmental quality and its users during the demolition and construction phases shall be submitted to an approved in writing by the local planning authority. As required, matters to be considered in the Risk Assessment and Method Statement shall include:
- " A methodology for demolition and measures to monitor the impact on and protect the waterway wall, including vibration monitoring.
  - " Details of any piling to be undertaken and the measures to monitor the impact on and protect the waterway wall. Any piling that generates vibrations will require an assessment of Peak Particle Velocity (PPV) to ensure the canal wall is not compromised
  - " A ground movement assessment to consider the potential impacts of excavation works on loading on the waterway wall. This is to ensure excessive settlement loading is not caused due to the excavation works
  - " Details of the developer's dust suppression methodology in order to ensure that the development does not adversely affect the canal environment and its users

Reason: In order to comply with, paragraph 170 of the NPPF which states that planning decisions should prevent new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected

by, unacceptable levels of water pollution or land instability, and paragraph 178 which states that planning policies and decisions should ensure that planning decision should ensure that a site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability are adequate site investigation information, prepared by a competent person, is available to inform these assessments.

- 5 The development hereby approved shall achieve a maximum internal water use of 110litres/person/day. The dwelling/s shall not be occupied until the Building Regulation optional requirement has been complied with.

Reason: To ensure the development contributes to minimising the need for further water infrastructure in an area of water stress in accordance with Policies CC1, CC2, CC3 of the London Borough of Camden Local Plan 2017.

- 6 Any damage made to the main building (no.18 - 20 St Pancras Way) as a result of the works should be made good prior to occupation of the new dwelling.

Reason: to safeguard the appearance of the building and wider conservation area in line with Policy D1 and D2 of the Camden Local Plan 2017.

- 7 The hard and soft landscaping as shown on the approved drawings shall be implemented prior to first occupation of the new dwelling.

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.

#### Informative(s):

- 1 Reasons for granting permission.

The site is comprised of Nos. 18-20 St. Pancras Way, a 6-storey mixed use building, with residential flats on upper floors and business floor space at lower and upper ground floor levels, this building is set back from the canal edge unlike the majority of buildings along that canal. The site also features 'House 18A', a 3 storey residential dwelling which is currently under construction. The application site, which would accommodate the new dwelling is comprised of parking spaces for the commercial unit, a vacant sub-station and external staircase that links into external walkways on the second and third floors of no. 18-20. The site is adjacent to the Regent's Canal and located within the Regent's Canal Conservation Area. The neighbouring properties to either side are predominantly residential flats ranging from five to six storeys.

The proposal would complement the recently approved three storey House 18A (ref: 2015/3163/P), which is currently under construction. The proposed 2-storey house has an irregular footplate and would be located on the north-east of the rear yard; setting back from the Canal and abutting the north boundary of no.22 St. Pancras Way, an imposing 6-storey building that aligns with the Canal boundary. The proposal would be subordinate to the adjacent buildings in both scale and proportions. The design of the new dwelling would similar to

the house at no. 18A, with brown brickwork and glazing to match. The use of glazing, would ensure that the house has a lightweight appearance. The contemporary design responds to the character and appearance of the neighbouring buildings which are themselves of an imposing industrial but modern form.

The proposal also involves the re-modelling of the existing tarmac parking courtyard to feature cobble style paving and planting along the canal edge. The vacant sub-station and large external staircase and walkways will be removed. These alterations are welcomed in design terms and would enhance the appearance of the conservation area.

New private balconies for each flat will replace the external walkways to the associated flats in the existing building. In association with this the fenestration will be altered to include French doors to enable access to the balconies. The enlarged windows and access doors will allow more natural light and provide private amenity space with views along the canal. The removal of the external staircase will also improve access to light and outlook for the flats at no. 18-20.

It is considered that there would still be an acceptable level of light intake to the upper ground floor commercial unit. The undercroft would maintain some outlook for this unit which faces towards the canal. The undercroft would also avoid a sense of enclosure to the communal residential courtyard at ground floor level.

The proposal would not significantly alter access to daylight and sunlight to the existing residential flats at No. 18-20. Flat 2 would experience a loss of outlook and added sense of enclosure to the windows on the canal elevation. To mitigate this the proposal involves internal alterations to flat 2 and 3, in order to make Flat 2 dual aspect. This, in combination with the alterations mentioned above are considered to mitigate the loss of outlook and added sense of enclosure created. It is also noted that the roof would feature a green roof which would soften the appearance of the roof when viewed from the upper floor flats at no. 18-20.

Due to the location of the proposed windows and use of obscure glazing there would not be harmful overlooking to neighbouring residents. The proposed terrace facing the canal is recessed in order to prevent overlooking from no. 22.

- 2 The house would provide 91 sq. m of residential floor space which would comply with the National Described Internal Space standards for a 2 storey 2 bed unit. The new rooms would have a ceiling height of over 2.5m across the entire dwelling.

There would be good access to natural light and private amenity space with views over the canal. The residential access to the courtyard is via an existing gated underpass off St Pancras Way.

Policy T2 Parking and car-free development requires all additional residential units to be car free. The proposal does not include any parking spaces, this is secured by way of a S106. This S016 agreement will remove the rights of occupiers to apply for parking permits. The proposal includes a private secure

covered cycle store located next to the entrance of the dwelling. Refuse storage is located within the internal courtyard.

Policy H4 requires a contribution to affordable housing from all developments that provide one or more additional homes and involve a total addition to residential floor space of 100sqm GIA or more. A payment towards affordable housing is not required, given the size of the proposed unit is 91sqm. Should the residential floor space be increased to over 100sqm at a date after this permission, there would be a requirement to make an affordable housing contribution based on an increase in residential floor space over 100sqm. This will be secured through a mechanism within the S106 legal agreement.

No objections were received prior to making 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 CA's of the 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 G1, H1, A1, A3, C6, CC2, CC5, D1 and D2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and, the Governments Nationally Describes Internal Space Standards and the National Planning Policy Framework 2018.

- 3 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.
- 4 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).
- 5 This proposal may be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL. Both CILs are collected by Camden Council after a liable scheme has started, and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement. We issue formal CIL liability notices setting out how much you may have to pay once a liable party has been established. CIL payments will be subject to indexation in line with construction costs index. You can visit our planning website at [www.camden.gov.uk/cil](http://www.camden.gov.uk/cil) for more information, including guidance on your liability, charges, how to pay and who to contact for more advice.
- 6 The applicant/developer is advised to review the Canal & River Trust's 'Code of Practice for Works affecting the Canal & River Trust and contact the Trust's

Works Engineer. (Masoor.omar@canalrivertrust.org.uk) in order to ensure that any necessary consents are obtained and that the works are compliant. (<https://canalrivertrust.org.uk/business-and-trade/undertaking-works-on-our-propertyandour-code-of-practice>).

The applicant/developer is advised that surface water discharge to the Regent's Canal. This should be subject to the Trusts consideration of proposed water quality and flow rates, and the discharge would require a commercial agreement from the Canal & River Trust. The applicant/developer should contact Liz Murdoch in the Canal & River Trust Utilities team regarding such an agreement liz.murdoch@canalrivertrust.org.uk).

The applicant/developer is advised that any oversail, encroachment or access to the waterway requires written consent from the Canal & River Trust, and they should contact the Canal & River Trust (Bernadette.McNicholas@canalrivertrust.org.uk) regarding the required access agreement

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 above the typed name and title.

Daniel Pope  
Chief Planning Officer