

DM/LT/DP4133

01 May 2020

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Dear Ms Carr,

THE UGLY BROWN BUILDING (6A ST PANCRAS WAY)

APPLICATION FOR PLANNING PERMISSION FOR PARTIAL DEMOLITION OF AN UNLISTED BUILDING IN A CONSERVATION AREA AND ERECTION OF TEMPORARY FIRE ESCAPE STAIRS

Introduction

A planning application, for the comprehensive redevelopment of the Ugly Brown Building, at 2-6 St Pancras Way, received resolution to grant at a planning committee meeting in the summer of 2018. The S106 Legal agreement is due to be executed imminently and, therefore, planning permission to be granted accordingly.

The proposals for the comprehensive redevelopment are to be carried out in a phased manner. In the first instance Plot A (to the north of the site) is to be demolished and rebuilt. The tenants of Plot B (the Ted Baker headquarters), to which this application relates, would then relocate to the newly built Plot A whilst Plot B is redevelopment.

The current Ted Baker fire escape strategy for levels 2 and 3 requires access into Plot A to the existing fire escape staircase. To allow demolition of Plot A, there is a requirement to establish a new fire escape strategy in order to meet building regulations. A detailed temporary fire strategy drafted by fire engineers BB7 requires the erection of two temporary external fire escape stairs (the subject of this planning application). The temporary stairs would be in site for a circa three year period.

Planning permission (ref: 2019/6353/P) was granted on 01 April 2020 for the erection of the two



proposed external staircases. Some minor, partial demolition of the existing building is required to facilitate the delivery of these staircases. Whilst this demolition works was clearly shown on the drawings submitted with application 2019/6353/P, it does not feature in the description of development on the decision notice. As such, this application seeks the same proposals of those previously submitted and consented but requests a new decision notice with the correct description of development (i.e. including reference to the requisite demolition works) to be issued. The proposed description of development is set out below:

“Planning permission of partial demolition of an unlisted building in a conservation area and erection of two temporary external fire escape staircases to front and rear of building”.

Design, Planning and Heritage Statement

The proposed temporary staircases have been sensitively designed to respect the Regents Canal Conservation Area. The temporary staircases will be clad in a monaflex wrap with a painted plywood panel at ground floor for security.

Application Documents

The application is submitted with the following documentation:

- **Planning Application Form** prepared by DP9 Limited;
- **CIL Form** prepared by DP9 Limited;
- **Planning Statement (this letter)** prepared by DP9 Limited;
- **Design Statement (this letter)** prepared by DP9 Limited;
- **Heritage Statement (this letter)** prepared by DP9 Limited;
- **Location and Site Plans** prepared by Reef Estates;
- **Existing and proposed plans** prepared by Reef Estates; and
- **Indicative Proposed Visuals** prepared by Reef Estates.

The requisite planning application fee of £259 has been paid via the Planning Portal accordingly.

We trust that the above and enclosed is all in order and look forward to receiving confirmation that the application has been validated. In the meantime should you have any further queries please do not hesitate to contact Luke Thrumble or David Morris of this office.

Yours faithfully,



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Encs.