

Application ref: 2020/1908/P  
Contact: Seonaid Carr  
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Date: 1 June 2020

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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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:

**6 A St Pancras Way  
London  
NW1 0QG**

Proposal:

Partial demolition of existing external stairs and 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, 06, 07, 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 policy 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, 06, 07, 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 structure is 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 structure 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.

Planning permission was granted in April 2020 (Ref: 2019/6353/P) for the erection of two temporary external stairs to the front and rear of the building. The permission is being reapplied for, to include the partial demolition of the existing external stairs and replacement with the two temporary stairs as previously approved.

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 of partial demolition of existing stairs and erection of 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.

No objection is raised to the demolition works. 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 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 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.

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', written in a cursive style.

Daniel Pope  
Chief Planning Officer