

Application ref: 2020/0259/P
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Date: 31 July 2020

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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Tasou Associates Limited
4 Amwell Street
London
EC1R 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:

Remodelling of 3rd and 4th floors with erection of front and side extensions and alterations to fenestration in association with internal reconfiguration to accommodate 2 additional flats (Class C3),

Drawing Nos: Location Plan, PA.00, PA.01-A, PA.02-A, PA.03-B, PA.04-B, PA.05-B, PA.06-B, PA.07-B, EX.01, EX.02, EX.03, EX.04, EX.05-A, EX.06-A, EX.07, EX.08, EX.09, EX.10, EX.11, EX.13, EX.13

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: Location Plan, PA.00, PA.01-A, PA.02-A, PA.03-B, PA.04-B, PA.05-B, PA.06-B, PA.07-B, EX.01, EX.02, EX.03, EX.04, EX.05-A, EX.06-A, EX.07, EX.08, EX.09, EX.10, EX.11, EX.13, EX.13

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

- 4 Prior to the relevant works taking place on site, 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 CC1, CC2, CC3, D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

- 5 The approved cycle parking facility shall be provided in its entirety prior to the first occupation of any of the new units, and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The design of the existing 3rd and 4th floors detract from the appearance of the building. The rendered curved roof structure and box type projections on the street facing elevation have little architectural value. The extension and remodelling of these upper floors would create a more coherent front and rear elevation. The height of the building would reduce on account of the existing curved roof form being removed and would match the height of no.16 St Pancras Way. The top floor would be set back from the existing building edge to remain subordinate the host building.

The application has been revised so that the proposed lift and staircore to the roof have been replaced with an access hatch. The lift over-run would project above the proposed roofline although would be no higher than the existing building line. This projection is considered acceptable, given the setback of the building from the canal and its resulting limited visibility from the public realm.

The street facing elevation has been revised to include Juliette balcony windows either side of the recessed balcony on the third floor. These recesses ensure that the elevation does not appear flat and replicates the existing balconies below. The front elevation has also been revised to replicate the fenestration and rhythm of the details on the second floor, including metal balustrades. The windows will be upgraded throughout the building, using double glazed aluminium profile frames which is welcomed.

On the top floor the height of the glazing has been reduced through increasing the depth of the parapet. The frame around the glazing would also align with windows below which relates well to the existing elevation. The solid elements on the top floor facade are back painted, obscured glazed panels to provide the illusion of a fully glazed wall. The side of the extensions in fibre cement cladding will provide a clean and contemporary appearance and would match the cladding used for the extension approved under ref. 2015/3163/P. The existing metal post and mesh balustrades will also be replaced with slatted railings for the balconies to match those used at House 18A. Overall the proposal would enhance the character and appearance of the building, streetscene and Regents Canal Conservation Area.

- 2 The existing residential unit mix within the host building currently consists of 2 x 1 bed units, 3 x 2 bed units and 4 x 3 bed units. The proposal provides two additional units to the site and would alter the mix of units to 2 x 1 bed units, 6 x 2 bed units and 3 x 3 bed units. Local Plan policy H7 identifies 2 bed and 3 bed market units as high priority homes, therefore the altered mix of units with 2 additional 2 bedroom units is acceptable in land use terms.

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 floorspace of 100sqm GIA or more. The extensions would create 176sqm GIA (185sqm GEA) of additional residential floorspace and would create two additional residential units on the site. This floorspace, in addition to the 91sqm for the approved house ref.2018/4942/P, would provide a total of 267sqm GIA (281sqm GEA). The Council's current adopted multiplier for calculating a payment-in-lieu with market residential schemes is £2,650 per sqm. This provides an overall requirement of £44,679.

Each unit would have open plan living accommodation with dual aspect and access to balconies. The units would comply with the Government's minimum national space standards. Overall the new units would have a good quality standard of accommodation.

The extensions would be contained within the existing building footprint and therefore would not cause a loss of outlook or light to neighbouring windows. The new building line at fourth and fifth floor would match that of no.16 and therefore would not have an adverse amenity impact on this property.

In accordance with Policy T2 of the Camden Local Plan, all new development will be required to be car-free. This includes proposals for redevelopment and conversions of existing sites with new occupiers. Therefore all of the proposed new units are secured as car-free via a S106 agreement. The plan indicates that 2 Sheffield stands would be provided for 4 bicycles in the private courtyard, which is considered acceptable in regards to policy T1. The proposal would provide adequate waste storage within the internal courtyard.

A green roof would be provided at roof level which is welcomed in terms of reducing rain-water runoff and improving biodiversity. A condition is attached to this decision to require details of the green roof to be submitted and approved. PV panels would also be provided at roof level which would improve the energy self-sufficiency of the building.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under and s.72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

One objection was received during the course of this application. This and the site history have been considered in the assessment of this case.

As such, the proposal is in general accordance with policies H1, H4, H6, H7, D1, D2, T1, T2, CC1, CC2, CC3, CC5, A1 and A3 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2019.

- 3 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).
- 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.
- 5 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.

- 6 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 for more information, including guidance on your liability, charges, how to pay and who to contact for more advice.

- 7 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



Daniel Pope
Director of Economy, Regeneration and Investment