

Application ref: 2020/2350/P
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Mr. Shane Greig
5 Pancras Square
London
N1C 4AG

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Refusal of Non-Material Amendments to planning permission

Address:

St Pancras Coroners Court
St Pancras Gardens
Camley Street
London
N1C 4PP

Proposal: Amendments to planning permission ref. 2018/5713/P dated 24/05/2019 for 'partial removal of the front concrete boundary wall to St Pancras Gardens and construction of a two-pass ramp to provide disabled access into St Pancras Gardens off Camley Street', namely to carry out various alterations to plan, elevation and detailed design

Drawing Nos: St Pancras Ramp V8-101 General Arrangement St Pancras Ramp V8-102 Elevation, St Pancras Ramp V8-103 Section A-A St Pancras Ramp V8-104 Section B-B

Reason(s) for Refusal

- 1 It is considered that the proposed changes (ie. straightening the walls to ramp structure, removal of the octagonal gate piers and half octagonal pier, and repositioning of gate on the upper landing) would alter the character and appearance of the access ramp and its relationship with the historic St Pancras Gardens. Thus the proposed changes would materially alter the nature of the approved scheme and cannot be considered as 'non-material amendments' to the original planning permission reference 2018/5713/P dated 24/05/2019.

Informative(s):

- 1 You are advised that the amendments to the approved drawings which would result in a material change to the approved scheme should be sought under a section 73 'minor material amendment' application. However, you are also advised that these proposed changes are unlikely to be considered acceptable on grounds of design and heritage impact and would thus be likely to be resisted.

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.

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the typed name and title.

Daniel Pope
Director of Economy, Regeneration and Investment

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