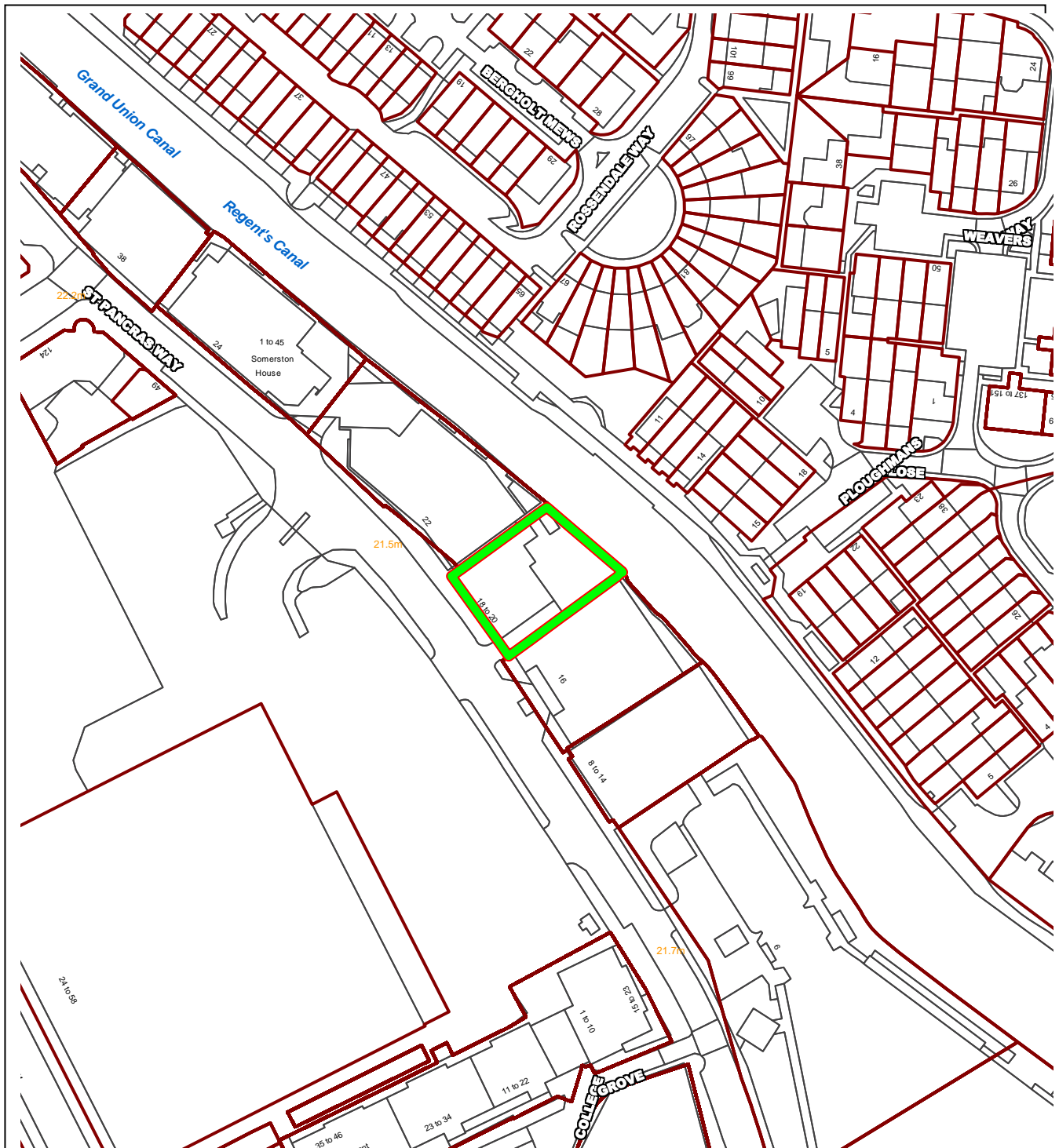
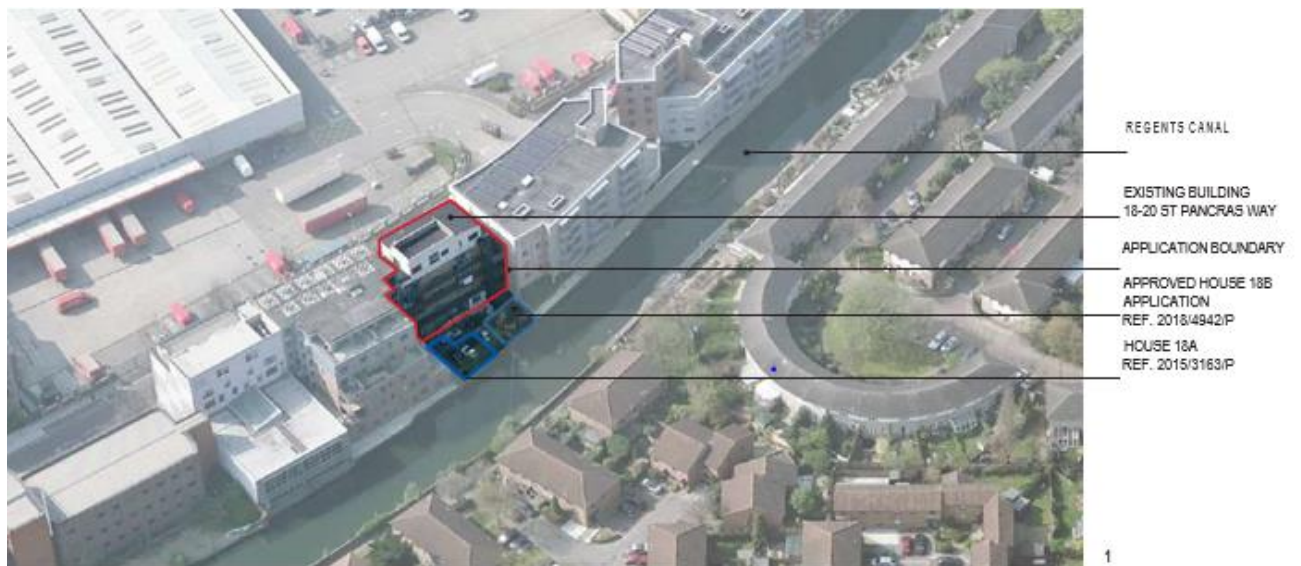


# 18 - 20 St Pancras Way 2021/4716/P



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1. Aerial view



2. Aerial view



3. View from canal path



4. View of front elevation

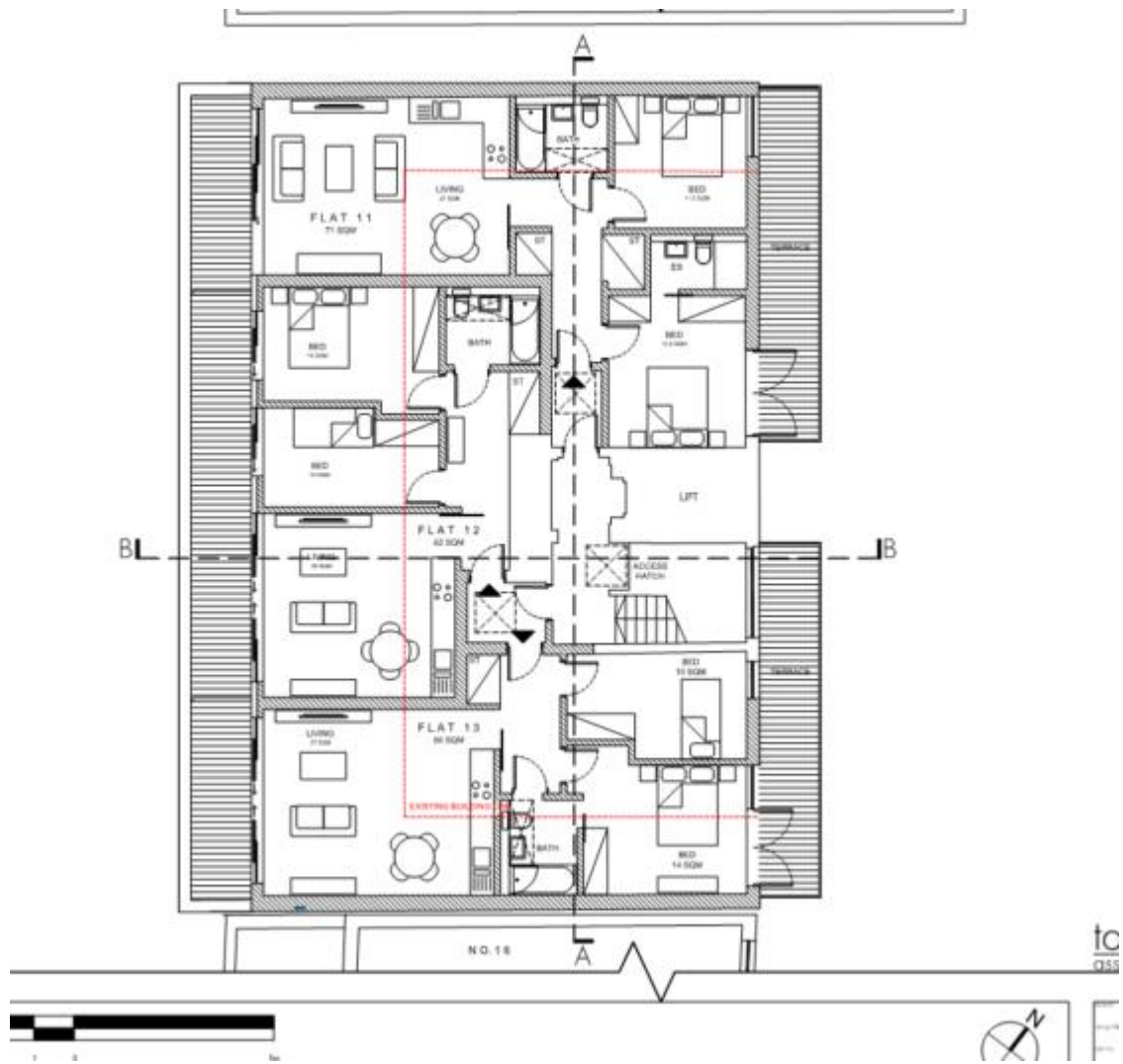




5. Proposed street elevation



6. Proposed rear elevation



7. Proposed fourth floor

<b>Delegated Report (Members Briefing)</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		22/11/2021	
		N/A / attached		<b>Consultation Expiry Date:</b>		05/12/2021	
<b>Officer</b>				<b>Application Number(s)</b>			
Josh Lawlor				2021/4716/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
18 - 20 St Pancras Way London NW1 0QG				See draft decision notice			
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>				
<b>Proposal(s)</b>							
Remodelling of second, third and fourth floors with erection of front and side extensions and alterations to the fenestration in association with internal reconfiguration to accommodate three additional flats							
<b>Recommendation:</b>		<b>Grant conditional planning permission</b>					
<b>Application Type:</b>		<b>Full Planning Permission</b>					
<b>Conditions or Reasons for Refusal:</b>		<b>Refer to Draft Decision Notice</b>					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Summary of consultation:</b>		A site notice was displayed near to the site on the 10/11/2021(expiry 04/12/2021)  The application was also publicised in the local press from 11/11/2021 (expiry 05/12/2021)					
<b>Adjoining Occupiers:</b>		No. of responses	<b>5</b>	No. of objections	<b>5</b>		
<b>Summary of consultation responses:</b>		Objections have been received from 6 addresses at 12, and 14 Ploughmans Close, 55 Rossendale Way, 81 Rossendale Way, 71 Rossendale Way.  Four addresses objected to <ul style="list-style-type: none"> <li>Noise, vibration, and disruption.</li> </ul> One address objected to <ul style="list-style-type: none"> <li>Potential wind tunnel.</li> </ul>					

	<p>One address objected to</p> <ul style="list-style-type: none"> <li>Overlooking of neighbouring property and overdevelopment of the canal.</li> </ul> <p>One address objected to</p> <ul style="list-style-type: none"> <li>Further loss of light.</li> </ul> <p>Five addresses objected to the design:</p> <ul style="list-style-type: none"> <li>Any development in this area should be on a human scale, not vast blocks of unaffordable apartments</li> <li>This proposed development is a piecemeal addition to an already overcrowded plot with no positive design qualities. There is no continuity of design between this application and the building it will be attached to. It will forever look like a 'cheap' addition shoehorned into a tiny plot.</li> <li>This plot directly overlooks the canal. The design quality of the building proposed in this application is poor and it would make a negative contribution to the canalside vista.</li> <li>It will make an already congested site a mess to look at from the canal. The accommodation will be in poor light and restricted space.</li> </ul> <p>One address made the following comment,</p> <ul style="list-style-type: none"> <li>The street frontage of the building looking out onto St Pancras Way is very unwelcoming. I would like Camden to insist that the developer funds some improvements as part of this project.</li> </ul> <p><b>Officer response to points above</b></p> <p>1. <i>The font elevation would be enhanced in the works and a specific contribution is not deemed necessary to make the development acceptable. Please see Amenity, Design/Conservation and for a full response to the above points.</i></p>
Canal & Rivers Trust	<p>I can confirm that the Canal &amp; River Trust have no particular comments to make on the proposals, as these would not appear to affect the adjacent Regent's Canal. However, I would be grateful if you could add the following informative to any planning decision:</p> <p><i>"The applicant/developer should refer to the current Canal &amp; River Trust "Code of Practice for Works affecting the Canal &amp; River Trust" to ensure that any necessary consents are obtained, and liaise with the Trust's Third Party Work's Engineer: <a href="http://canalrivertrust.org.uk/about-us/for-businesses/undertaking-works-on-our-property">http://canalrivertrust.org.uk/about-us/for-businesses/undertaking-works-on-our-property</a>."</i></p>

## Site Description

The site is a five-storey building located between St Pancras Way and Regents Canal. There are 10 residential flats (Class C3) from 1<sup>st</sup> floor to 5<sup>th</sup> floor with commercial use on the ground floor (Class E). The neighbouring properties are predominantly residential flats, with a commercial ground floor level, ranging from five to six storeys, positioned close to the canal's edge.

## Relevant History

**2020/0259/P** 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). **Granted 31/07/2020**

**2018/4942/P** 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. **Granted 31/03/2020**

**2018/2960/P** Variation of Condition 3 (approved plans) of 2015/3163/P dated 19/02/2016 (Erection of 3x bedroom residential dwelling at upper ground floor level at rear, including extension to Flat 1 at 1st floor level at rear of Nos. 18-20 St. Pancras Way) namely to install a balcony area at second floor level. **Granted 01/04/2020**

**2018/1850/P** Enlargement of approved first floor terrace, alterations to fenestration on north and east elevations and replacement of timber cladding at ground floor level with brick, all as non-material amendments to planning permission 2015/3163/P dated 19/02/2016 (Erection of 3 bed residential dwelling at upper ground floor level at rear, including extension to Flat 1 at 1st floor level at rear of Nos. 18-20 St. Pancras Way). **Granted 20/06/2018**

**2015/3163/P** Erection of 3x bedroom residential dwelling at upper ground floor level at rear, including extension to Flat 1 at 1st floor level at rear of Nos. 18-20 St. Pancras Way. **Granted 19/02/2016**

## Relevant policies

### National Planning Policy Framework (2021)

### The London Plan (2021)

### Camden Local Plan (2017)

- A1 Managing the Impact of Development
- G1 Delivery and Location of Growth
- D1 Design
- D2 Heritage
- CC1 Climate change mitigation
- CC2 Adapting to climate change
- CC3 Water and flooding
- H7 Large and small homes
- T1 Prioritising walking, cycling and public transport
- T2 Parking and car-free development
- CC5 Waste
- A3 Biodiversity

### Camden Planning Guidance

- CPG Design (2021)



- CPG Amenity (2021)
- CPG Transport (2021)
- CPG Housing (2021)

[Regents Canal Conservation Area Appraisal and Management Plan](#) (PDF)

## Assessment

### 1. The proposal

- 1.1. Planning permission is sought for the remodelling of second, third and fourth floors with the erection of front and side extensions, alterations to the fenestration and internal reconfiguration to accommodate three additional flats. The extension and remodelling of these upper floors would not increase the height of the building, it would reduce on account of the existing curved roof form being removed. The top floor would be set back from the existing building edge to remain subordinate the host building. The lift over-run would project above the proposed roofline although would be no higher than the existing building line. The street facing elevation includes Juliet balcony windows either side of the recessed balcony on the third floor.
- 1.2. The application is identical to the extant permission ref. 2020/0259/P (granted 31/07/2020), except for the reconfiguration of the second floor to create one additional flat.

### 2. Assessment

2.1. The principal considerations material to the determination of this application are as follows:

- Creation of additional housing including standard of accommodation
- The visual impact upon the character and appearance of the host property, streetscene, and conservation area (Design and Heritage)
- The impacts caused upon the residential amenities of any neighbouring occupier (Residential Amenity)
- Transport
- Sustainability

### 3. **Creation of additional housing including standard of accommodation**

- 3.1. Housing is regarded as the priority land-use of the Local Plan, and the Council will make housing its top priority when considering the future of unused and underused land and buildings. As such, the creation of a new residential unit is compliant with policy H1 (maximising housing supply).
- 3.2. Policy H7 (Large and small homes) seeks to ensure a range of homes for different sizes that will contribute to the creation of mixed, inclusive and sustainable communities, and seeks to ensure that all residential development contributes to meeting the priorities set out in the Dwelling Size Priority Table. The table identifies 2- and 3-bedroom market housing units as being high priority and 1 and 4 bedroom units as lower priority. Para 3.196 of supporting text to Policy H7 states that the Council will seek to resist the loss of 3-bed homes in conversions (including changes to ancillary residential accommodation).
- 3.3. The existing residential unit mix within the host building currently consists of 10 flats, 2 x 1 bed units, 3 x 2 bed units and 5 x 3 bed units. The proposals provide 13 units comprising 3 x 1 beds, 2 x 3 beds and 8 x 2 beds. Although the proposed unit size mix would result in a loss of 3 bed units, it would still provide a large proportion of high priority dwelling sizes and would therefore comply with Policy H7.

3.4. Each unit would have an open plan living accommodation with most units having a dual aspect with access to balconies. Only three flats (6, 9 & 12) would be single aspect but they would have access to balconies with open aspects. Flats 6 and 9 are also one-bedroom flats and therefore dual aspect is less of a priority in terms of quality of accommodation. The units would comply with the Government's minimum national space standards. Overall, the new units would have a good quality standard of accommodation.

### **3.5. Affordable Housing**

3.6. Policy H4 aims to maximise the supply of affordable housing. The Council expects a contribution towards 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 Council will assess the capacity for additional homes on the basis of multiples of 100sqm GIA, rounding the additional residential floorspace to the nearest 100sqm GIA so the assessed capacity will always be a whole number. A sliding scale target applies to developments that provide one or more additional homes and have capacity for fewer than 25 additional homes, starting at 2% for one home and increasing by 2% for each home or 100sqm added to capacity.

3.7. The extensions would create 176sqm GIA (185sqm GEA) of additional residential floorspace and would create three 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) which is a capacity for 3 additional homes at a 6% contribution. The previous permission for the house was included in the affordable housing contribution and the obligation has not been discharged therefore it is included in this S106. The Council's current adopted multiplier for calculating a payment-in-lieu with market residential schemes is £5,000 per sqm. This provides an overall requirement of £80,100.

## **4. Design and Heritage**

4.1. The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy D1 are relevant to the application: development should respect local context and character; comprise details and materials that are of high quality and complement the local character; and respond to natural features. Policy D2 seeks to preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas.

4.2. 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 neighbouring 16 St Pancras Way. The top floor would be set back from the existing building edge to remain subordinate to the host building.

4.3. 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.

4.4. The street facing elevation includes Juliet balcony windows on either side of the recessed balcony on the third floor. These recesses ensure that the elevation does not appear flat and replicate 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.

- 4.5. 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.
- 4.6. 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.

## **5. Impact on neighbouring amenity**

- 5.1. Policy A1 seeks to protect the quality of life of occupiers and neighbours by only granting permission for development that would not harm the amenity of residents. This includes factors such as privacy, outlook, implications to natural light, artificial light spill, as well as impacts caused from the construction phase of development. Policy A4 seeks to ensure that residents are not adversely impacted by noise or vibrations.
- 5.2. The extensions would not project beyond 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.

## **6. Transport**

- 6.1. 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 the proposed new units are secured as car-free via a S106 agreement. Three secure and accessible long-stay cycle parking spaces should be provided in accordance with Policy T1, cycle facilities section of CPG Transport, and the London Plan. The plan indicates that 3 Sheffield stands would be provided for 6 bicycles in the private courtyard, which is considered acceptable regarding policy T1. The proposal would provide adequate waste storage within the internal courtyard.
- 6.2. The Council's Transport Officer confirms a construction management plan and highways contribution are not required given the scale of works.

## **7. Sustainability**

- 7.1. A green roof would be provided at roof level which is welcomed in terms of reducing rain-water runoff and improving biodiversity. Details of the green roof have been submitted which show adequate substrate depth to support the wildflower species proposed. The mix of species is appropriate and would provide good biodiversity improvements. A maintenance plan has also been provided to ensure the long-term sustainability of the roof. The implementation of the green roof in accordance with these details is secured by condition 5. Condition 6 requires a maximum internal water use of 110litres/person/day. PV panels would also be provided at roof level which would improve the energy self-sufficiency of the building. This is secured by condition 7.

## **8. S106 Heads of terms**

- Affordable Housing - payment in lieu of £80,100
- Car-Free development

## **9. Recommendation**

Grant conditional Planning Permission subject to S106 agreement.

***The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members' Briefing panel on Monday 10<sup>th</sup> January 2022, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'Members Briefing'.***

Application ref: 2021/4716/P  
Contact:  
Tel: 020 7974  
Date: 6 January 2022

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Tasou Associates Limited  
4 Amwell Street  
London  
EC1R 1UQ

Dear Sir/Madam

**FOR INFORMATION ONLY - THIS IS NOT A FORMAL DECISION**  
Town and Country Planning Act 1990 (as amended)

## **DECISION SUBJECT TO A SECTION 106 LEGAL AGREEMENT**

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

Proposal:  
Remodeling of second, third and fourth floors with erection of front and side extensions and alterations to the fenestration in association with internal reconfiguration to accommodate three additional flats  
Drawing Nos: EX.01, EX.02, EX.03, EX.04, EX.05, EX.06, EX.07, EX.08, EX.09, EX.10, EX.11, EX.12

PA.00-A, PA.01, PA.02, PA.03, PA.04, PA.05, PA.06, PA.08, PA.09

The Council has considered your application and decided to grant permission subject to the conditions and informatives (if applicable) listed below **AND** subject to the successful conclusion of a Section 106 Legal Agreement.

The matter has been referred to the Council's Legal Department and you will be contacted shortly. If you wish to discuss the matter please contact **Aidan Brookes** in the Legal Department on **020 7 974 1947**.

Once the Legal Agreement has been concluded, the formal decision letter will be sent to you.

Condition(s) and Reason(s):



- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: EX.01, EX.02, EX.03, EX.04, EX.05, EX.06, EX.07, EX.08, EX.09, EX.10, EX.11, EX.12

PA.00-A, PA.01, PA.02, PA.03, PA.04, PA.05, PA.06, PA.08, PA.09

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

- 2 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).

- 3 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.

- 4 The approved cycle parking facility (3 sheffield standas) shown on the ground floor plan hereby approved 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.

- 5 The living roof shall be fully provided in accordance with the details hereby approved 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, D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

- 6 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.

- 7 Prior to first occupation of the new flats the photovoltaic cells shall be installed in full accordance with the roof plan hereby approved by the Local Planning Authority and permanently retained and maintained thereafter.

Reason: To ensure the development provides adequate on-site renewable energy facilities in accordance with the requirements of Policy G1, CC1 and CC2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 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).
- 2 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, 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.
- 3 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at [www.camden.gov.uk](http://www.camden.gov.uk)) 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.

- 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, 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 The applicant/developer should refer to the current Canal & River Trust "Code of Practice for Works affecting the Canal & River Trust" to ensure that any necessary

consents are obtained, and liaise with the Trust's Third Party Work's Engineer:  
<http://canalrivertrust.org.uk/about-us/for-businesses/undertaking-works-on-our-property>.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

Yours faithfully

Supporting Communities Directorate