

Ryan Ward
Town Planning Lead
Mace Dragados HS2 Project Office

Patrick Marfleet

Senior Planning Officer
Regeneration and Planning
London Borough of Camden
Sent via email

5 May 2022

Dear Patrick,

Application for the erection of a six-storey combined Construction Skills Centre (Use Class F1) and HS2 Site Accommodation (Use Class (E) as temporary meanwhile uses to facilitate the construction of HS2 Euston Station (your ref: 2021/3796/P)

This application seeks approval for non-material amendments related to the approved planning permission for a Construction Skills Centre and Site Accommodation at the former Maria Fidelis school site (your ref 2021/3796/P), which is currently under construction. The amendments, which have arisen through the detailed design and construction phase, consist of:

- Northern elevation - Addition of two windows at second floor, addition of window and emergency escape doors at first floor, removal of window at ground floor
- Southern elevation – Addition of four sets of doors and relocated windows at ground floor
- Western elevation - Addition of four windows at first floor
- Resized lift overrun and amendment to roof plan to show a lift overrun which was not annotated on the approved plans
- Resized acoustic enclosure and relocated access points to enclosure on roof

Schedule of drawings

Drawing Title	Reference Number
Proposed Elevations Sheet 1 – North and East	1CP01-MDS_PML-AR-DEL-SS08_SL23-000001 C06
Proposed Elevations Sheet 2 – South and West	1CP01-MDS_PML-AR-DEL-SS08_SL23-000002 C04

HS2-HS2-CO-TEM-000-000067 P01

Roof Plan	1CP01-MDS_PML-AR-DGA-SS08_SL23_F6-000002 C02
-----------	---

Relocation / addition of windows and doors

This application seeks approval for the relocation and addition of windows and doors on the northern, southern and western elevations. This is due to an internal reorganisation of the floor plans and the desire to maximise natural daylighting in working areas. The windows would be located at the same height as existing and the same distance from adjoining occupiers. As such, none of the proposed changes to the location and quantum of windows and doors would result in overlooking impacts on adjacent properties and this is therefore deemed to be non-material in nature.

Approval is sought for the following changes:

- Northern elevation - Addition of two windows at second floor, addition of window at first floor, and removal of window at ground floor
- Southern elevation – Addition of four sets of doors and relocated windows at ground floor
- Western elevation - addition of four windows at first floor

Additional emergency escape door on the first floor

This application also seeks approval for an additional emergency escape door on the first floor, northern elevation. This has resulted from the production of the RIBA 4 Fire Strategy, which has identified a requirement for an additional emergency escape door from the first-floor canteen. The additional door would be through the northern elevation and out onto the external walkway (facing onto the main construction site). The door is proposed to be solid and covered in the patterned vinyl wrap in order to disguise it and minimise impact on the external elevation. As a result, there would be no alteration to the character and appearance of the building and the change is deemed to be non-material in nature.

Resized lift overrun and amendment to roof plan to show a lift overrun which was not annotated on the approved plans

This application seeks approval for a change in size of the lift overrun. This is driven by operational requirements provided by a third-party lift supplier, who was not appointed at the time of submitting the full planning application. The approved dimensions were approximately 8.3m width x 5.3m depth, whereas the revised dimensions are proposed to be 6.5m width x 6.3m depth. As the change represents a minor decrease in width and a minor increase in depth, there would be no alteration to the overall appearance of the building, particularly when viewed from the public realm, and there would no impacts upon residential amenity. It is concluded that this change is non-material in nature.

This application also seeks approval for an amendment to the roof plan to show a lift overrun, which was omitted from the approved roof plans. The lift overrun would be located towards the western edge of the building and would be screened by the acoustic enclosure. The lift overrun would not be visible outside of the acoustic enclosure, even when viewed at roof level. It is concluded that there would be no impact upon the appearance of the building, nor any other impacts and this change is non-material in nature.

Resized acoustic enclosure and alternate access points

This application seeks approval for a reduction in the size of the acoustic enclosure on the roof of the building of approximately 5 sqm. This has resulted in a relocation of the doors which will be used to access the acoustic enclosure, however the performance of the enclosure will not be compromised and noise levels will still be controlled by conditions 15 and 16 of the planning permission. The acoustic enclosure would not be viewable from street level, and due to the small scale of changes this is deemed to be non-material in nature.

The application fee of £234 has been paid via the Planning Portal. I trust you have all you need to validate the application and look forward to receiving confirmation that the amendments are agreed in due course. Please don't hesitate to contact me if you require any further information or clarifications.

Yours sincerely



Ryan Ward
Town Planning Lead
Mace Dragados HS2 Project Office