

Development Management  
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29 April 2022

**Our ref: LJW/GBR/HJH/U0019477**

**Your ref: PP-11220566**

Dear Sir / Madam,

**Town and Country Planning Act 1990 (as amended)**  
**Application for Full Planning Permission**  
**101 Camley Street, London, NW1 0NF**

We write on behalf of our client, Outpost Management Ltd (the 'Applicant'), to submit an application for full planning permission at 101 Camley Street, London, NW1 0NF (the 'Site').

**Site Background**

The Site is located in the London Borough of Camden (LBC) and covers an area of approximately 0.37 hectares. The Site is bound by Camley Street to the east, Granary Street to the west and Regent's Canal to the north.

The 101 Camley Street residential-led development was completed in 2021, following the initial granting of full planning permission in 2015 (ref. 2014/4385/P) and subsequent amendment applications. The current Site comprises commercial floorspace on the lower podium levels, with two separate buildings of residential dwellings above. A full summary of the Site's recent planning history is provided below.

There are no statutorily listed buildings within the Site's boundary; however, the Court Building, St. Pancras Coroner's Court is a Grade II listed building and is located at the junction of Camley Street and Granary Street immediately to the south of the Site. The southern section of the Site is located within King's Cross / St. Pancras Conservation Area, and the northern section is located within Regent's Canal Conservation Area.

**Planning History**

Planning permission (ref. 2014/4385/P) was originally granted on 18 March 2015 for the:

**"Demolition of existing building and redevelopment for a mixed-use building ranging from 6-13 storeys comprising 2,220sqm employment floorspace (Class B1), 121 residential flats, the provision of a pedestrian footbridge with disabled access over the Regent's Canal, and associated landscaping and other works relating to the public realm."**

A Section 73 application (ref. 2016/6311/P) was subsequently submitted following a change of ownership and a number of minor design changes relating to the internal configuration of the site. This application was approved on 14 July 2017 for the following:

**"Variation of Condition 2 (approved plans) of planning permission 2014/4385/P dated 18/03/2015 for (Demolition of existing building and new building ranging from 6-13 storeys comprising 2,220sqm employment floorspace (Class B1), 121 residential flats, pedestrian footbridge over the Regent's Canal and associated works) CHANGES include the relocation of affordable housing into southern block; changing the tenure of 4 x Shared Ownership units into Intermediate Rent; rationalisation of core arrangements and access points; internal works to basement including removal of car ramp and introduction of lifts; 11 additional cycle parking spaces; uplift of 908sq.m (GIA) of office (B1a) space and associated internal and external alterations."**

The most recent Section 73 application (ref. 2018/3682/P) was permitted on 21 February 2020 for the following:

**“Variation of Condition 2 (approved plans) of planning permission 2014/4385/P dated 18/03/2015 (as varied by 2016/6311/P dated 14/07/2017) for (Demolition of existing building and new building ranging from 6 -13 storeys comprising 2,220sqm employment floorspace (Class B1), 121 residential flats, pedestrian footbridge over the Regent's Canal and associated works) CHANGES INCLUDE external amendments to the approved development - Landscaping works, façade development (spandrels, doors, glazing, canopies, windows), terraces and balconies, edge protection and building services.”**

Given these applications and a recent site visit, officers are familiar with the building.

### **Proposals**

This application is proposing minor changes to the west and south elevations of the commercial space at the Site in order to effectively manage the property and ensure future flexibility for prospective tenants.

A detailed Design and Access Statement has been prepared by Hutchinson and Partner Limited and accompanies this submission. The document provides summarises the development proposals and offers a detailed explanation and assessment from a design perspective. In summary, the Applicant is seeking to being forward the following proposals:

- Entrance door portal added to the South Elevation at Lower Ground Level of the South Building and landscaping adjustments;
- Louvres added underneath the spandrel panel at the curtain wall on the North-East Elevation
- Escape door to be replaced with an entrance door at Upper Ground Level and the back painted glass panel to the right of the door to be replaced with a solid metal panel;
- Louvres to be added to high level windows and two existing doors to be omitted on the South-East Elevation;
- Existing escape door to be moved to the adjacent glazed panel to be replaced by a solid panel on the North-West Elevation;
- Existing single door entrance to bin store to be enlarged to double doors on the South-East elevation;
- Additional fire escape to be added to the North Elevation of the North Building.

As such, planning permission is sought for the following:

**“External alterations including: a new entrance at the south building and associated landscaping adjustments; new louvres; replacement of existing escape door with an entrance door; enlargement of existing fire escape door; addition of new fire escape door; and associated external amendments”**

### **Planning Policy Framework**

Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) requires proposals to be determined in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan for the Site is comprised of: -

- The National Planning Policy Framework (NPPF) – revised in July 2021:
- The London Plan – published 02 March 2021: and
- Camden’s Local Plan – adopted July 2017.

In accordance with Camden's Local Plan Policies Map (updated in August 2021), the Site has the following planning policy designations:

- King's Cross / St. Pancras Conservation Area.
- Regent's Canal Conservation Area; and
- Strategic Viewing Corridor – Parliament Hill to St. Paul's Cathedral

### **Planning Policy Assessment**

Policy D1 of Camden's Local Plan (2017) seeks to ensure that high quality design is achieved through the creation of places, buildings and spaces that cater for everyone's needs and are adaptable for future generations. LBC require development to be inclusive and accessible for all and to integrate well with the surrounding streets and open spaces whilst improving the movement through the site and wider area through more direct, accessible, and easily recognisable routes which contribute positively to the street frontage.

Policy D2 of Camden Local Plan (2017) requires development within conservation areas to preserve and enhance the character and appearance of the local and surrounding area.

Policy C6 of Camden's Local Plan (2017) relates to development providing high-quality and fair access to a wide range of users through removing any barriers that prevent everyone from accessing facilities and opportunities. LBC expect development proposals to promote good quality access and inclusive circulation arrangements which include improvements to existing routes, surfaces, and footways.

It is proposed that a new, more prominent entrance door portal will be added at lower ground level on the south elevation of the south building within the current colonnade to enhance the commercial area of the Site. The proposed portal will replace the existing single leaf escape door and fixed glazing either side and will accommodate automated entrance doors which have been designed in line the Building Regulations: Approved Document M. This would become the main entrance to the commercial space.

A small portion of the existing planter will be removed and relocated, and the current Sheffield stands will also be re-located to aid the provision of a clear pedestrian route and new entrance to the building. New paving is to be added to provide level access and a Part K compliant access ramp is proposed to ensure inclusive circulation within the Site, in line with Policy D1 and C6 of Camden's Local Plan (2017).

It is also proposed that louvres are to replace the small areas of low-level glazing on the north-east elevation. Louvres are also proposed to be added and replace high-level glazing on the south-east elevation, with two secondary doors omitted. In line with Policy D1 and D2 of Camden's Local Plan (2017), the louvres have been designed to ensure that their finishes match the existing external metalwork, and that the character of the existing buildings and local area are respected. The louvres are required to provide a point a point for supply and extract air to suit the proposed tenancy divisions.

To further contribute towards the enhancement of the Site's commercial space, the existing escape door on the north elevation of the north building at upper ground floor level is to be replaced with a new entrance door. The back painted glass panel to the left of the door will also be replaced with a solid metal panel to clearly identify the new entrance point to the building.

On the north-west elevation of the north building, the existing escape door at lower ground floor level is to be relocated to the adjacent glazed panel and replaced with a solid panel. The proposed finishes will be designed in a way to match the existing elements.

At street level along Granary Street, there is currently a refuse holding area accessed via a single leaf door. It is proposed to replace the existing single leaf door with a double leaf door to provide an alternative and a more

accessible route for moving the bins to the pavement when they are being collected. It is worth noting that the proposed amendments do not alter the approved refuse strategy and are only to be used in an emergency.

Additionally, it is proposed that a single leaf fire escape door is to be added to the north elevation of the north building at ground floor level to maximise the flexibility of the office space at the Site.

### **Application Documentation**

In support of this application, the following documents have been submitted via Planning Portal (ref. PP-11220566):

- Application Form, prepared by Gerald Eve LLP.
- Covering Letter (this document), prepared by Gerald Eve LLP.
- CIL Form, prepared by Gerald Eve LLP.
- Site Location Plan, prepared by Hutchinson & Partners Limited.
- Design and Access Statement, prepared by Hutchinson & Partners Limited.
- Existing and Proposed Plans & Elevations, prepared by Hutchinson and Partners Limited.
- Ventilation and Extraction Statement, prepared by Hoare Lea.

The application fee, plus the Planning Portal administration fee, has been paid via Planning Portal. We trust this will allow validation. Should you have any further queries or wish to discuss further then please do not hesitate to contact Gary Brook or Harry Howat of this office.

Yours faithfully,

**Gerald Eve LLP**

Enc. As above