

Our ref: Q220720
Your ref: PP-11626294
Email: [REDACTED]
Date: 2 November 2022



Development Management
London Borough of Camden
2nd Floor
5 Pancras Square
London
N1C 4AG

For the attention of Jennifer Walsh
By Email

Dear Jennifer

FULL PLANNING APPLICATION FOR THE CONSTRUCTION OF TEMPORARY PORTACABIN TO BE USED AS CONSULTATION HUB FOR THE ST PANCRAS HOSPITAL REDEVELOPMENT

I write on behalf of KC SPH Limited Partnership ("the Applicant") and enclose a full application for the construction of a temporary consultation hub on the existing car parking spaces located south of the Gate House (hereafter referred to as the 'Site') for a temporary period of two years.

The full description for the Proposed Development is as follows:

"Erection of a temporary consultation hub (Sui Generis Use) for meeting, gathering, presentation and associated purposes to support the St Pancras Hospital redevelopment. Proposals to include access ramp, external decking and soft landscaping enhancements."

Accordingly, the application is supported by the following:

- This Covering Letter;
- Application form duly signed, dated and completed;
- Community Infrastructure Levy (CIL) Additional Information Form; and
- The following drawings prepared by Bennetts Associates (for approval):
 - SPH-A2-MPL01-XX-A-BAA-DR-07-P001 Rev P01 Site Location Plan
 - SPH-A2-MPL01-GF-A-BAA-DR-07-P001 Rev P01 – Existing Plan
 - SPH-A2-MPL01-GF-A-BAA-DR-07-P002 Rev P01 – Proposed Plan
 - SPH-A2-MPL01-XX-A-BAA-DR-07-E001 Rev P01 – Existing Elevations
 - SPH-A2-MPL01-XX-A-BAA-DR-07-E002 Rev P01 – Proposed Elevations

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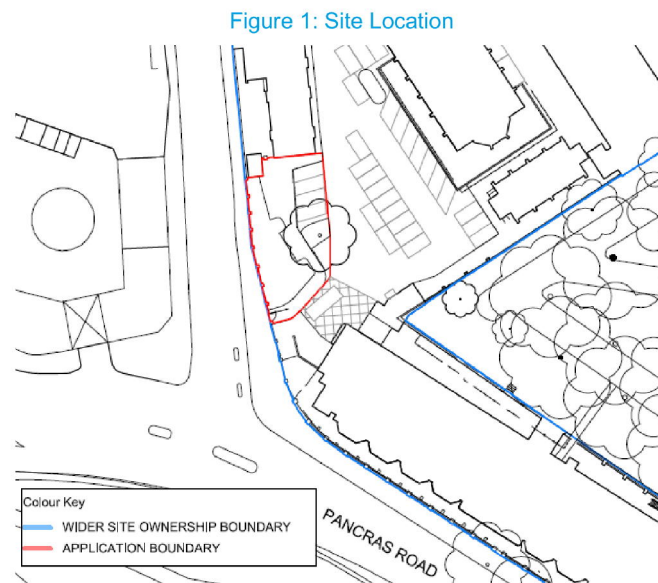
- SPH-A2-MPL01-XX-A-BAA-DR-07-E003 Rev P01 – Proposed South and West Elevations
- SPH-A2-MPL01-ZZ-A-BAA-DR-07-P001 Rev P01 – Proposed Ground and Roof Plan

This application has been submitted via the Planning Portal (ref: PP-11626294).

The requisite planning application fee of £462 has been paid via the Planning Portal and calculated in accordance with the Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012 (as amended).

Background

The Site extends to 293 sq.m in area and comprises four car parking spaces, an area of hard standing and a grassed area that includes bushes and soft landscaping. The Site is located within the wider St Pancras Hospital site and is bound by the Gate House building to the north; St Pancras Road and other car parking spaces for the hospital to the east and south. The exact location of the Site is illustrated in Figure 1 below.





The Applicant began pre-application discussions with the London Borough of Camden (“LBC”) in August 2021 for the redevelopment of the St Pancras Hospital site. Stakeholder engagement subsequently commenced in Summer 2022 through a series of events where the Applicant presented and discussed their ambitions for the St Pancras Hospital site to the local community.

The first formal phase of public consultation is programmed to begin in Autumn/Winter 2022. This will include a series of workshops with local stakeholders and the community. The second formal phase of public consultation will then take place in Spring 2023; followed by the third phase starting in Summer 2023.

To assist the above programmed consultation, the Applicant wishes to provide a temporary consultation hub at the St Pancras Hospital site to conveniently engage with local residents and stakeholders prior to the submission of the planning application. It will be used to facilitate in-person and one-to-one meetings and allow stakeholders the opportunity to ask questions about the proposals.

Proposals

The proposed development involves the construction of a one storey vinyl wrapped cabin with a timber decked accessible ramp and timber decked steps for a temporary period of up to two years. The cabin will measure 15.64 sq.m (GIA) in area and 4.8m in height.

As part of the proposals, new seating (comprising of two picnic style benches) is proposed to the existing area of hard landscaping west of the consultation hub as well as enhancements to existing area of soft landscaping.

The cabin will be fabricated offsite and lifted into place onsite. Installation will take up to one day and works to the landscaping will take approximately one to two weeks in total.

A total of two employees will support the hub and facilitate meetings with the stakeholders.

The hours of operation are unknown at this stage, but the consultation hub could be open throughout the week (Monday – Sunday) during the hours of 09:00 – 19:00.

Planning Policy

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that planning applications should be determined in accordance with the Development Plan unless material considerations indicate otherwise. The relevant statutory development plan for the Site comprises:

- The London Plan (March 2021)
- Camden Local Plan (July 2017)



- Camden Site Allocations (September 2013)

The draft Camden Site Allocations Local Plan document was published in February 2020 for consultation and once adopted it will replace the Camden Site Allocations (September 2013).

Assessment

Principle of development

London Plan Policy GG1 'Building strong and inclusive communities' states that those involved in planning and development must undertake early and inclusive engagement with stakeholders including local communities.

The Site is located within the St Pancras Hospital site which is allocated for a mixed-use redevelopment. The proposed development involves the construction of a temporary cabin to host a series of consultation events for the local community on the emerging redevelopment proposals for St Pancras Hospital.

The temporary consultation hub will be situated on four existing car parking spaces. These spaces are currently used by workers of the hospital but there is sufficient parking across the wider site to cater for any demand that may arise from the temporary loss of these parking spaces.

The London Plan and Camden Local Plan supports limiting the availability of parking, specifically Camden Local Plan Policy T2 (Parking and car-free development) which supports the redevelopment of existing car parks for alternative uses. The proposals are required to ensure the Applicant can effectively undertake early and inclusive engagement with stakeholders and the local community as required by planning policy. This, combined with the temporary nature of the proposals, outweighs the impact from the temporary loss of car parking.

The site is not located within an area that is at risk from flooding and the proposals will not increase the risk of flooding on site.

Heritage

The Site is located within the Kings Cross / St Pancras Conservation Area and is adjacent to the St Pancras Gardens which is designated as a Site of Importance of Nature Conservation and Grade II listed historic park.

Camden Local Plan Policy D2 (Heritage) requires developments within conservation areas to preserve or where possible enhance the character and appearance of the area.

The proposed consultation hub will be clad with plywood and plastisol panels with timber joists and a monopitch roof. The proposals will also involve the installation of new seating on the existing



area of hard landscaping next to the consultation hub and enhancements are also proposed to the existing area of soft landscaping.

Due to the size and location of the consultation hub, the proposals will not be visible and not result in any harmful impacts to St Pancras Gardens. The temporary nature of the proposals and the fact the cabin will be located within the enclosed hospital site also minimises any impact on the conservation area.

In summary, the proposals comprise quality, durable materials that are sympathetic to the surrounding area. The landscaping enhancement works will also improve the physical appearance of the area.

Amenity

Camden Local Plan Policy A1 (Managing Impact of Development) seeks to ensure that the amenity of communities, occupiers and neighbours is protected whilst balancing the needs of development with the requirements of local areas and communities.

Camden Local Plan Policy A4 (Noise and vibration) seeks to ensure that development does not create unacceptable noise and vibration impacts and does not harm the continued operation of existing uses.

The temporary consultation hub will not harm the visual amenity due to its proposed size and scale. The temporary nature of the proposals also means that change to the street scene will be short-term and thus impact will be minimal.

As outlined in Policy A1, it is important to balance the needs of development. The provision of a temporary consultation hub will help facilitate the regeneration of the St Pancras Hospital site as it allows local stakeholders to engage in the planning process, an approach which is promoted and encouraged by all levels of planning policy.

Due to the temporary nature of the consultation hub and the fact it will be used for stakeholder engagement, the proposal will not result in unacceptable noise levels. The nature of the hub will assist the community and not cause harm to the surrounding amenity.

In summary, the proposals will not result in any negative impacts to amenity and therefore accord with planning policy.

Summary

In summary and having regard to relevant planning policies, the proposal for a temporary consultation hub to inform local stakeholders, community members and future users and residents on the redevelopment of the St Pancras Hospital site is acceptable.



I trust that the enclosed details are acceptable to you and look forward to receiving confirmation of formal validation shortly. Please do not hesitate to contact me should you require any further information.

Yours sincerely

[Redacted signature]

[Redacted name]

[Redacted contact information]