

Application ref: 2022/4823/P
Contact: Brendan Versluys
Tel: 020 7974
Email: Brendan.Versluys@camden.gov.uk
Date: 15 December 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
www.camden.gov.uk/planning

Quod
8-14 Meard Street
London
W1F 0EQ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

St Pancras Hospital
4 St Pancras Way
London
Camden
NW1 0PE

Proposal:

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.

Drawing Nos: Site Location Plan - Existing (P001), Ground & Roof Plan Proposed (P001), Elevations Existing (E001), Elevations Proposed (E002), South & West Elevations Proposed (E003), Plan - Existing (P001), Plan - Proposed (P002)

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans Site Location Plan - Existing (P001), Ground & Roof Plan Proposed (P001), Elevations Existing (E001), Elevations Proposed (E002), South & West Elevations Proposed (E003), Plan - Existing (P001), Plan - Proposed (P002)

Reason:

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

- 2 The building/structure hereby permitted is for a temporary period only and shall be removed on or before 31 December 2024.

Reason: The type of structure is not such as the local planning authority is prepared to approve, other than for a limited period, in view of its appearance. The permanent retention of the structure would be contrary to the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The use hereby permitted shall not be carried out outside the following times 09:00 - 19:00 Mondays to Sundays.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, CC1, D1, A1, A4 of the London Borough of Camden Local Plan 2017.

- 4 The development hereby permitted shall include the provision of four cycle spaces, to be located in accordance with the details of the 'SPH Consultation Hub Sketch' drawing, received 14/12/2022. The approved facility shall thereafter be provided in its entirety prior to the operation of the consultation hub, and retained thereafter for the duration of the consent.

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 All work shall be carried out in accordance with the relevant recommendations of British Standard 3998: 2010. (Recommendation for Tree Work)

Reason: To ensure the preservation of the amenity value and health of the tree(s).

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 Reasons for granting permission.

The consultation hub is designed as a single-level, free-standing structure, 4.8m in length by 3.6m in depth. Low-level timber decking with steps, and a timber access ramp, are attached to the north and west elevations of the hub.

The hub would be a minor element within the St Pancras Hospital campus and

neither the activity or the structure itself would be incongruent with the mix of buildings and activities present at the site. In addition, similar lightweight, temporary buildings are not uncommon in large campuses and precincts of a similar nature as the site, where new development is underway or planned to occur.

The hub building would have a low profile and due to the boundary wall, fencing and existing adjacent Willow tree, would be largely obscured from view from St Pancras Way. Therefore, impacts on the street environment would be very limited.

The hub would be clad with plywood and plastisol panels with timber joists, and designed with a monopitch roof. These materials and design considerations will ensure the building is sympathetic to and contrasts appropriately with surrounding buildings in the conservation area. The hub will also be limited to a temporary period of two years, with the building being removed at the conclusion of this period.

The loss of the existing parking spaces can be accommodated by the remaining parking provision within the site. Further, the surrounding streets are within the Controlled Parking Zone, limiting any potential for off-site parking effects.

Access to the hub is expected to be via active modes of transport for the majority of visitors. The existing internal pedestrian access routes, together with existing cycle spaces within the site and four new cycle spaces to be provided adjacent to the hub, are adequate in serving the needs of visitors to and staff of the consultation hub. It is expected the majority of visitors will access the hub via the south-western site's pedestrian entrance, which is understood to remain open to the public during normal business hours, located near the intersection of St Pancras Way and Pancras Road. The intersection is a key junction with a signalised pedestrian crossing in place. Glazed windows and doors on the hub's front elevation will activate this façade, and along with the decking attached to the exterior, will assist with legibility to the hub.

Hours of operation for the consultation hub are unknown at this stage, however the hub would be restricted to operating between 9am - 7pm Monday to Sunday. The hub would otherwise be a low noise generating activity and with the restriction on operating hours, nearby sensitive receivers, including residents of the flats on the opposite side of St Pancras Way, would not be adversely effected in respect to noise.

The existing Willow tree adjacent to the hub will remain, with pruning be required to achieve sufficient clearance from the hub. The applicant proposes for all tree works to be carried out in accordance with the relevant recommendations of British Standard 3998: 2010. (Recommendation for Tree Work), to safeguard the health and integrity of the tree.

No objections were received.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas Act 1990) as amended by

the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies A1, A4, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

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 2021.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-planning-decision>.

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer