

Application ref: 2022/4775/P
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Development Management
Regeneration and Planning
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Montagu Evans LLP
70 St Mary Axe
London
EC3A 8BE
United Kingdom

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:

Partial demolition of two sections of north-eastern perimeter wall on Granary Street to facilitate two new temporary vehicular accesses and crossovers, to enable new patient drop-off zone; and widening of the existing access point on Granary Street. Installation of three gates to temporary access points.

Drawing Nos: Temporary Footway Crossovers 1, 2 & 3 For Planning Application General Arrangement - 100 Series (7958-OS-901, dated 18/10/2022), Temporary Footway Crossovers 1, 2 & 3 For Planning Application Swept Paths - Sheet 1 of 2 (7958-OS-903, 18/10/2022), Temporary Footway Crossovers 1, 2 & 3 For Planning Application Swept Paths - Sheet 2 of 2 (7958-OS-904, dated 18/10/2022), Temporary Footway Crossovers 1, 2 & 3 For Planning Application Cross Sections (7958-OS-911, dated 18/10/2022), Existing Elevations, Enabling Works, Temporary Road Access to Granary Street (ORL-IBI-EX-LG-DEV-A-101006, dated 2022-10-21), Proposed Elevations, Enabling Works, Temporary Road Access to Granary Street (ORL-IBI-EX-LG-DEV-A-101007, dated 2022-10-21), Demolition Elevations, Enabling Works, Temporary Road Access to Granary Street (ORL-IBI-EX-LG-DEV-A-101008, dated 2022-10-21), Existing Plans, Enabling Works, Temporary Road Access to Granary Street (ORL-IBI-EX-LG-DPL-A-101006, dated 2022-10-21), Proposed Plans, Enabling

Works, Temporary Road Access to Granary Street (ORL-IBI-EX-LG-DPL-A-101007, dated 2022-10-21), Demolition Plans, Enabling Works, Temporary Road Access to Granary Street (ORL-IBI-EX-LG-DPL-A-101008, dated 2022-10-21), Site Location Plan, Enabling Works, Temporary Road Access to Granary Street (ORL-IBI-EX-LG-DPL-A-101009, dated 2022-10-21), Site Plan, Enabling Works, Temporary Road Access to Granary Street (ORL-IBI-EX-LG-DPL-A-101010), dated 2022-10-21), Existing Section, Enabling Works, Temporary Road Access to Granary Street (ORL-IBI-EX-LG-DSE-A-101003, dated 2022-10-21), Proposed Section, Enabling Works, Temporary Road Access to Granary Street (ORL-IBI-EX-LG-DSE-A-101004, dated 2022-10-21)

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 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).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: Temporary Footway Crossovers 1, 2 & 3 For Planning Application General Arrangement - 100 Series (7958-OS-901, dated 18/10/2022), Temporary Footway Crossovers 1, 2 & 3 For Planning Application Swept Paths - Sheet 1 of 2 (7958-OS-903, 18/10/2022), Temporary Footway Crossovers 1, 2 & 3 For Planning Application Swept Paths - Sheet 2 of 2 (7958-OS-904, dated 18/10/2022), Temporary Footway Crossovers 1, 2 & 3 For Planning Application Cross Sections (7958-OS-911, dated 18/10/2022), Existing Elevations, Enabling Works, Temporary Road Access to Granary Street (ORL-IBI-EX-LG-DEV-A-101006, dated 2022-10-21), Proposed Elevations, Enabling Works, Temporary Road Access to Granary Street (ORL-IBI-EX-LG-DEV-A-101007, dated 2022-10-21), Demolition Elevations, Enabling Works, Temporary Road Access to Granary Street (ORL-IBI-EX-LG-DEV-A-101008, dated 2022-10-21), Existing Plans, Enabling Works, Temporary Road Access to Granary Street (ORL-IBI-EX-LG-DPL-A-101006, dated 2022-10-21), Proposed Plans, Enabling Works, Temporary Road Access to Granary Street (ORL-IBI-EX-LG-DPL-A-101007, dated 2022-10-21), Demolition Plans, Enabling Works, Temporary Road Access to Granary Street (ORL-IBI-EX-LG-DPL-A-101008, dated 2022-10-21), Site Location Plan, Enabling Works, Temporary Road Access to Granary Street (ORL-IBI-EX-LG-DPL-A-101009, dated 2022-10-21), Site Plan, Enabling Works, Temporary Road Access to Granary Street (ORL-IBI-EX-LG-DPL-A-101010), dated 2022-10-21), Existing Section, Enabling Works, Temporary Road Access to Granary Street (ORL-IBI-EX-LG-DSE-A-101003, dated 2022-10-21), Proposed Section, Enabling Works, Temporary Road Access to Granary Street (ORL-IBI-EX-LG-DSE-A-101004, dated 2022-10-21); Risk Assessment & Method Statement, prepared by Keltbray Ltd., dated 16.01.23.

Reason:

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

- 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 policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 All demolition works and recovery of the dismantled bricks shall be in accordance with the Method Statement, prepared by Keltbray, revision 00, reference DC1252-KB-MS-005, dated 23/01/2023.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy A1, D1 and D2 of the Camden Local Plan 2017.

- 5 The temporary access points and crossovers hereby permitted are for a temporary period only and shall be removed on or before 31 December 2027.

Reason: In order to safeguard the architectural and historic interest of the site in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 6 Following three months of removal of the temporary access points and crossovers, all sections of the demolished wall shall be reinstated to their original condition, using the brick removed as part of the dismantling of the original sections of wall, or where such brick falls below the quality required, with brick to match the existing appearance of the wall.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the 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 Reasons for granting permission.

The proposal involves the demolition/dismantling of two sections of the existing brick wall bordering the north-eastern boundary of the St Pancras Hospital site on Granary Street, to enable a new patient drop-off zone accessed off Granary

Street. In addition, a smaller section at an edge of the existing wall, located on the same Granary Street boundary, is to be demolished/dismantled, to allow for larger delivery and service vehicular access at an existing access point.

The demolished sections of wall will be readily obvious to passers-by on Granary Street, and apartments on the eastern side of the road. It is recognised the demolition works will result in a degree of harm to the values of the conservation area. However, it is also recognised the demolition works are necessary to enable the provision of new access facilities associated with the redevelopment of the St Pancras Hospital site, which entails significant public benefits including the provision of new and improved healthcare facilities.

Harm to the streetscape and conservation area, due to the demolition of the wall, will be mitigated by the new wall openings being separated by generous distances, such that a sense of continuity and presence of the wall along Granary Street will be retained, avoiding the crossovers and access points being perceived as the dominant feature of the streetscape. The access gates will be constructed with materials sympathetic to the conservation area. The crossovers and access points are no wider than necessary to accommodate the anticipated lorry and emergency access traffic.

In terms of the safety of road users, primrose yellow road markings would mark each of the entrances to ensure that these are clearly visible to vehicles and pedestrians. Buffer spaces are also provided between the crossovers and the existing adjoining pedestrian footway, limiting the risk of pedestrian and vehicular conflicts at the entrances. The access gates are designed to be 'folding', avoiding the gates opening over the public footway and obstructing road users. The proposal has been reviewed by Council Transport Officers who consider the works acceptable however, Highways consent would form part of a separate process.

As the access points and crossovers are to be for a temporary period and the applicant proposes to rebuild the sections of demolished walls following the close of 2027 for which the consent duration is sought, as recommended within the conditions. The sections of wall will be dismantled in accordance with a method statement prepared by the applicant's construction contractor, which seeks to ensure the bricks are removed in a controlled manner, minimising harm to the individual bricks. All salvaged bricks will be cleaned and then stored, until such a time they can be used for the wall reinstatement works.

One objection has been received from Camden Cycling, who have raised concerns with the works resulting in more vehicular traffic turning into Granary Street from St Pancras Way, manoeuvring over the cycle lane on St Pancras Way, increasing the potential for 'left hook' collisions. The objector has suggested mitigation measures be implemented, which may include routing traffic via Camley Street instead of St Pancras Way. The applicant has subsequently confirmed visitor access into the hospital will remain via the hospital's main accessway off St Pancras way (south of the Granary Street/St Pancras Way junction). The vehicle crossings on Granary Street only serve as a new patient pick up and drop off points due to the construction works. Overall, it is not considered that the works will result in an unacceptable risk to cyclists on the surrounding road network.

The site's history has been taken into account.

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.

- 3 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.
- 4 You are advised that the Transport Strategy Team should be consulted regarding the construction of the crossover on the public highway and any other work to, under, or over, the public highway, including vaults and thresholds. tel: 020-7974 5543 for further advice and information.
- 5 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) 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.

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 positioned above the printed name and title.

Daniel Pope
Chief Planning Officer