

Application ref: 2022/1743/P
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Date: 25 January 2023

Development Management
Regeneration and Planning
London Borough of Camden
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planning@camden.gov.uk

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Mr Andrew Phasey
St Pancras Cruising Club
Camley Street
London
N1C 4PN

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:

St Pancras Yacht Basin
St Pancras Cruising Club
Camley Street
London
N1C 4PN

Proposal:

Variation of conditions 2 (approved drawings), 4 (solar water heaters) and 6 (soft and hard landscaping) of planning permission ref no 2014/4871/P dated 09/10/2014 (for Erection of single storey clubhouse, boundary fencing and associated visiting boaters' facilities following demolition of existing clubhouse), namely to allow changes to cladding and openings, new solar PV panels, alterations to ramp and planters.

Drawing Nos: Design Statement for Conditions Variation Application 12/12/2021 Rev 1;
SPCCC-BDB-00-GF-DR-A-1004 Rev: P06; SPCCC-BDB-00-GF-DR-A-4101 Rev: P04;
SPCCC-BDB-00-GF-DR-A-4102 Rev: P03; SPCCC-BDB-00-GF-DR-A-4104 Rev: P02;
SPCCC-BDB-00-GF-DR-A-4103 Rev: P03; SPCCC-BDB-00-GF-DR-A-4105 Rev: P02;
SPCCC-BDB-00-GF-DR-A-4112 Rev: P01; SPCCC-BDB-00-GF-DR-A-4111 Rev: P02;
SPCCC-BDB-00-GF-DR-A-1000 Rev: P03; SPCCC-BDB-00-GF-DR-A-1005 Rev: P04;
SPCCC-BDB-00-GF-DR-A-2001 Rev: P05; SPCCC-BDB-00-GF-DR-A-2000 Rev: P05;
Applicant emails 02/12/2022 and 12/12/2022.

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 and documents:

Site Location Plan 772 03 100 rev P1; 101 Rev P1; 102 Rev P1; 104 Rev P1; 203 Rev P1; 210 Rev P1; Design and Access Statement by Manalo White dated 28 July 2014; Preliminary Ecological Appraisal by Zoe Trent dated September 2014; Design Statement for Conditions Variation Application 12/12/2021 Rev 1; SPCCC-BDB-00-GF-DR-A-1004 Rev: P06; SPCCC-BDB-00-GF-DR-A-4101 Rev: P04; SPCCC-BDB-00-GF-DR-A-4102 Rev: P03; SPCCC-BDB-00-GF-DR-A-4104 Rev: P02; SPCCC-BDB-00-GF-DR-A-4103 Rev: P03; SPCCC-BDB-00-GF-DR-A-4105 Rev: P02; SPCCC-BDB-00-GF-DR-A-4112 Rev: P01; SPCCC-BDB-00-GF-DR-A-4111 Rev: P02; SPCCC-BDB-00-GF-DR-A-1000 Rev: P03; SPCCC-BDB-00-GF-DR-A-1005 Rev: P04; SPCCC-BDB-00-GF-DR-A-2001 Rev: P05; SPCCC-BDB-00-GF-DR-A-2000 Rev: P05; Applicant emails 02/12/2022 and 12/12/2022.

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

- 3 Bird and bat boxes shall be installed in accordance with the details approved under permission ref 2016/7121/P dated 28/06/2017 prior to the occupation of the development and thereafter shall be retained.

Reason: In order to secure appropriate features to conserve and enhance wildlife habitats and biodiversity measures within the development, in accordance with the requirements of policy A3 of the London Borough of Camden Local Plan 2017.

- 4 Prior to the relevant parts begun on site, detailed plans showing the details, location and extent of solar PV panels and solar water heaters to be installed on the building shall have been submitted to and approved by the Local Planning Authority in writing. The equipment shall be installed in full accordance with the details approved by the Local Planning Authority and permanently retained and maintained thereafter.

Reason: To ensure the development provides adequate on-site renewable energy facilities and does not harm the character or appearance of the host building or conservation area in accordance with the requirements of policies CC1, CC2, CC3, CC4, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 5 The tree protection measures shall be implemented in accordance with the details approved under permission 2016/7121/P dated 28/06/2017. All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from

damage in accordance with the approved protection details.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policy A3 of the London Borough of Camden Local Plan 2017.

- 6 All hard and soft landscaping works shall be carried out in accordance with the landscape details hereby approved, prior to the occupation for the permitted use of the development or any phase of the development, whichever is the sooner. Any trees or areas of planting which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies D1, A2 and A3 of London Borough of Camden Local Plan 2017.

- 7 Any work affecting protected species on site shall be undertaken in accordance with the detailed ecologist report approved under permission ref 2016/7121/P dated 28/06/2017.

Reason: In order to protect wildlife habitats and biodiversity within the development, in accordance with the requirements of policy A3 of the London Borough of Camden Local Plan 2017.

- 8 All removal of trees, hedgerows, shrubs, scrub or tall herbaceous vegetation shall be undertaken between September and February inclusive. If this is not possible then a suitably qualified ecologist shall check the areas concerned immediately prior to the clearance works, and their findings submitted to and approved by the Council, to ensure that no nesting or nest-building birds are present. If any nesting birds are present then the vegetation shall not be removed until the fledglings have left the nest.

Reason: In order to protect wildlife habitats and biodiversity within the development, in accordance with the requirements of policy A3 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

Planning permission was granted under 2014/4871/P dated 09/10/2014, for 'Erection of single storey clubhouse, boundary fencing and associated visiting boaters' facilities following demolition of existing clubhouse'. This was subsequently amended under NMA application 2017/2009/P dated 28/06/2017 to include changes to roof design and materials. All conditions requiring details

to be discharged have been agreed except for the Solar Thermal Panels, which are also subject to this application.

Due to technical limitations of the hot water solar panels, the proposed changes would include a larger provision of Solar Cell Array (Solar PV panels) on the roof of the Dry Dock building. An area of Solar Thermal Panels would be maintained on the New Clubhouse. As the previous permission was for a form of renewable energy technology on the roofs of the buildings, its replacement with another type would be acceptable and considered a minor material change in this instance. Details of the Solar PV and Solar Thermal Panels would be secured by condition.

The original permission was for a structure with a white and black coating finish. The building has been designed with high sustainability credentials and the finish required by the applicant must be natural and sustainable to ensure no toxic run-offs from the façade to the ground and canal water. The white finish does not respond to the environmental qualities required and therefore a black finish is now proposed for the whole building. There are other similar structures in proximity of the site at Camley Street Natural Park, fully clad in stained timber. As such, the proposed change would preserve the character and appearance of the building and wider area and it is considered more appropriate.

Minor changes are proposed to the window and door openings, and their shutters. Overall, the appearance and character of the building would be preserved.

Landscaping details have previously discharged under application 2016/7121/P dated 28/06/2017. The current details include a new retaining garden wall and minor alterations to landscaping. The details maintain the industrial character of the site, includes reuse of materials such as bricks and concrete, and new contextual materials like weathered steel. A new continuous low-level planter matching the materiality and the design of the garden retaining wall has been added in front of the building to mitigate the level differences between the front and the back of the building. The landscaping details are suitable for the area and will enhance the biodiversity of the area. The drought-tolerant planting will require minimal/zero irrigation which will be sustainable.

No objections were received prior making this decision. Canals and Rivers Trust raised concerns about the historic 'British Waterways Board St Pancras Yacht Basin' sign from the northern elevation of the building. This has been reinstated as per applicant's emails dated 2nd and 12th December 2022. The planning history of the site has been taken into account when coming to this decision.

The full impact of the proposed development has already been assessed. In the context of the permitted scheme, it is considered that the amendments would have a minor material effect on the approved development in terms of appearance and impact on neighbours.

As such, the proposed development is in general accordance with policies CC1, CC2, CC3, D1, D2 and A3 of the London Borough of Camden Local Plan

2017.

- 2 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.
- 3 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.

- 4 Due to the site's location:
 - (a) You should refer to the current "Code of Practice for Works affecting the Canal & River Trust" to ensure that any necessary consents are obtained (<http://canalrivertrust.org.uk/about-us/for-businesses/undertaking-works-on-our-property>).
 - (b) You are advised that any oversail, encroachment or access to the waterway requires written consent from the Canal & River Trust, and you should contact the Canal & River Trust regarding the required access agreement.
- 5 Bats and their roosts are protected under the Wildlife and Countryside Act 1981 (as amended), and the Conservation (Natural Habitats) Regulations 1994 which protect bats from intentional or deliberate actions which may kill, injure capture a bat and from actions that intentionally or recklessly damage, destroy or obstruct access to a bat roost (whether bats are present or not) or disturb a bat when occupying a roost. Actions such as demolition and renovation works to a building, and tree felling or significant tree surgery are likely to result in a breach of the above legislation if bats or bat roosts are present. For further information contact Natural England on 0845 600 3078.
- 6 All wild birds, their nests and young are protected during the nesting period under The Wildlife and Countryside Act 1981 (as amended). For further information contact Natural England on 0845 600 3078.

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