

Development Management Forum

St Pancras Commercial Centre, 63 Pratt Street

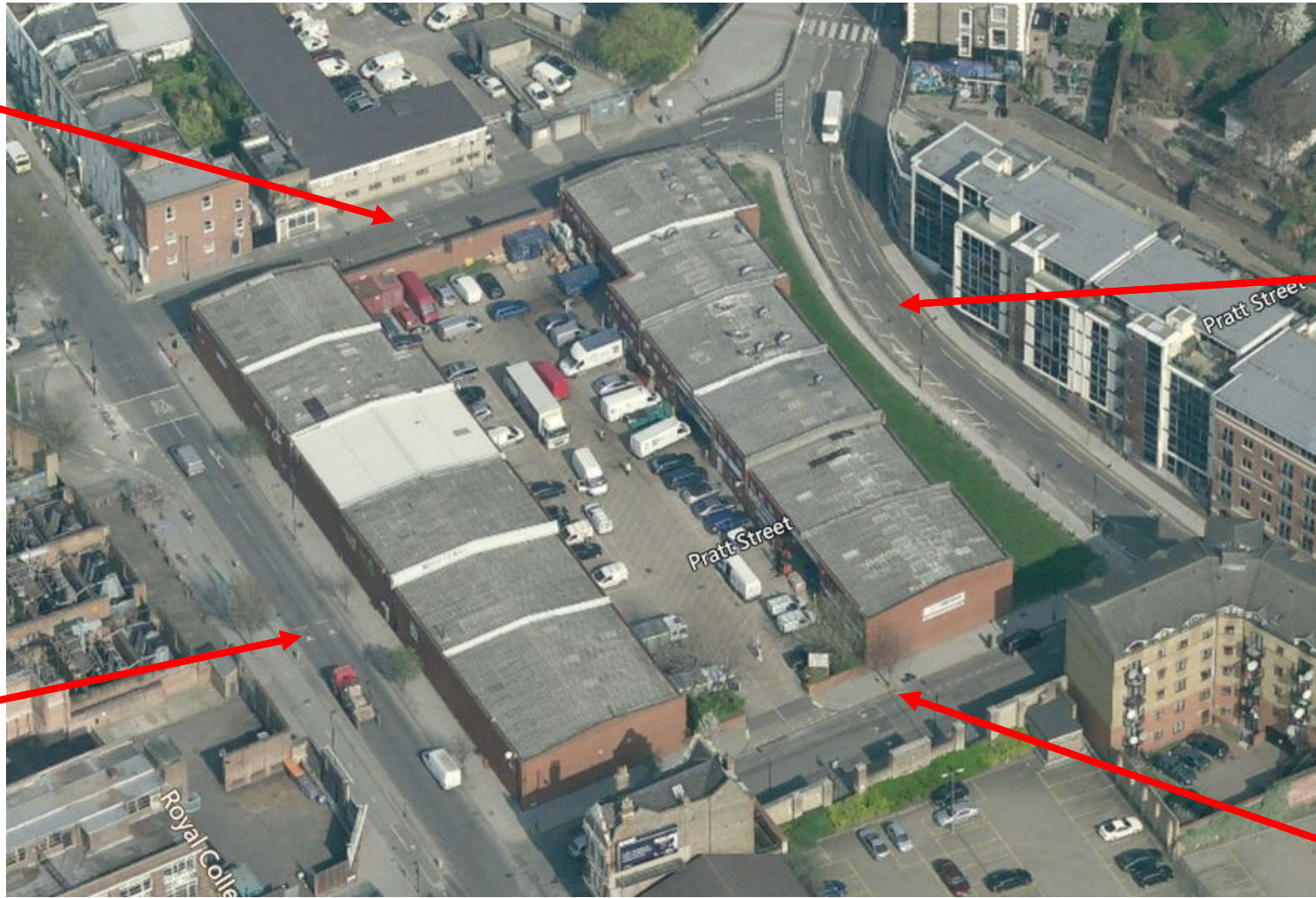
Wednesday 1st May 2019



Kate Henry: Senior Planning Officer

Aerial view

Georgiana Street



St Pancras Way

Royal College Street

Pratt Street

Proposal

Redevelopment of the site to provide:

- Re-provision of light industrial floor space (Class B1)
- Provision of office floor space (B1a)
- Provision of retail floor space (Class A1-A5)
- Provision of 30x self-contained housing (C3)
 - (16x market and 14x affordable)

Site designations

Not within a conservation area

No listed buildings

Regent's Canal CA to north and east of site

Nearby listed buildings:
Georgiana Street (north side)

Nearby locally listed buildings:

The Golden Lion PH

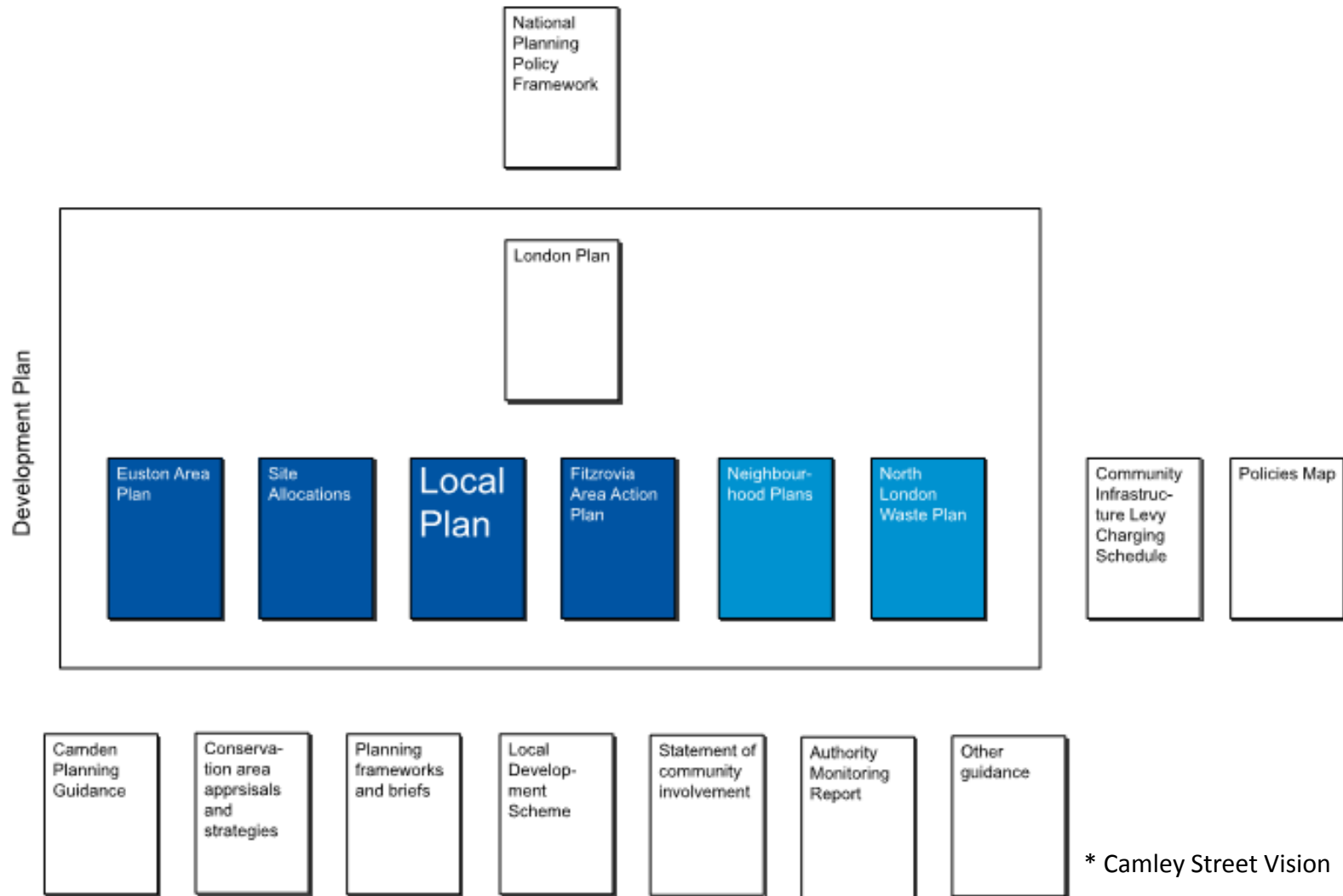
The Prince Albert PH

Royal College Street

Pratt Street



Planning decision making framework



Main planning considerations

- **The principle of development / land use**
 - Mixed use development and affordable housing provision
 - Loss and replacement of existing employment floor space
- **Design**
 - Buildings – scale, massing and detailed design / relationship with wider area (incl. heritage considerations)
 - Quality of accommodation
- **Public open space / trees and landscaping**
- **Impact on neighbours**
 - Visual privacy, outlook; sunlight / daylight / overshadowing; noise and vibration etc.
- **Transport**
 - Encouraging walking, cycling and public transport
 - Car-free development / disabled parking
 - Pedestrian and vehicle routes
 - Construction Management Plan
- **Sustainability and climate change**
- **Basement issues (including flood risk and drainage)**