

Application ref: 2023/2067/P
Contact: Patrick Marfleet
Tel: 020 7974 1222
Email: Patrick.Marfleet@camden.gov.uk
Date: 2 August 2023

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

Argent
4 Stable Street
King's Cross
London
N1C 4AB

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Office And Premises At Ground Floor
Tile House
1 Beaconsfield Street
London
N1C 4AD

Proposal:

Use of the building for workspace, workshop, gallery and exhibition space (Sui Generis) and associated external works including the installation of a new awning to front.

Drawing Nos:

2305-S1302, 2305-S1301, 2305-S1201, 2305-S1102, 2305-S1101, 2305-S0301, 2305-S0201, 2305-S0102, 2305-S0101, 2305-S0002, 2305-S0001, Design and Access Statement

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: 2305-S1302, 2305-S1301, 2305-S1201, 2305-S1102, 2305-S1101, 2305-S0301, 2305-S0201, 2305-S0102, 2305-S0101, 2305-S0002, 2305-S0001, Design and Access Statement

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 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

Planning permission is sought for the change of use of the existing two storey building, which currently has a commercial use (Class E) at ground floor level and residential (Class C3) at first floor level, to a mixed office, workshop, gallery and exhibition space (Sui Generis). The proposals include some minor external works to the front elevation at ground floor level including the installation of a retractable awning and ventilation grilles for air intake and exhaust.

No objection is raised to the proposed mixed use which would deliver fully fitted-out affordable workspace to support start-up and small businesses in the Kings Cross and Knowledge Quarter Areas, which would comply with Policies E1 and E2 of the Local Plan. As the proposed use is Sui Generis, any material change to it would require planning permission.

The intended occupant for this mixed use space is FishTank, who are an organisation that give young entrepreneurs and creatives from under-represented communities a welcoming workspace and a supportive environment to build and progress their ideas and projects. They aim to work with young entrepreneurs aged 18-30, offering desk space, training, business support enabling personal development and growth for their entrepreneurial ideas and enterprises.

Officers note that the proposals would result in the loss of a residential unit, although the existing unit is just a shell that has remained vacant since it was built, which is contrary to policy H1 of the Local Plan. However, the wider context needs to be considered in this case, the unit in question was delivered as part of the outline planning permission for the re-development of the Kings Cross Central site which was approved in 2006. Under Condition 39 of this permission, there is a requirement to deliver 'no more than 1,700 residential units' and 'no less than 137,200sqm GEA of residential floorspace'. The

majority of the outline development plots have now been built out and on completion of the final residential plot, S4, a total of 1,634 residential and 170,518sqm GEA will have been delivered in accordance with the requirements of Condition 39. This marks an overprovision of 33,318sqm GEA of residential floorspace over the minimum threshold on a floorspace basis across the KXC area. As such, and taking account of the quantum of floorspace, the form/nature of this building and the fact that it has never been used as residential, no objection is raised to the change of use of the upper floor residential space, particularly given the public benefits that would be delivered through the proposed mixed use of the building as a social enterprise space.

The proposed external alterations include the installation of a retractable awning, new bi-fold doors and ventilation grilles above the existing doorways. These alterations are minor and would not cause any harm to the appearance of the building or the surrounding area. Similarly, the proposed works would not cause harm to neighbouring amenity in terms of loss of light, outlook or privacy.

No objections were received following statutory consultation. The site's planning history has been taken into account when determining the application.

As such, the proposed development is in general accordance with policy A1, D1, D3, H1, E1 and E2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

- 2 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).
- 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 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>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

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