

Application ref: 2023/3128/P
Contact: Edward Hodgson
Tel: 020 7974 8186
Email: Edward.Hodgson@camden.gov.uk
Date: 21 September 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

4 Stable Street
London
N1C 4AB

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**The Laneways
King's Cross Central Zone B
Pancras Square
London
N1C 4AG**

Proposal: Introduction of traffic management elements within King's Cross (Zone B) Pancras Square; including installation of planters, handrails, monoliths and bollards

Drawing Nos: Site Location Plan ALD885_MP010 P01, ALD885_HL101 P06, ALD885_HL102 P04, ALD885_HL103 P04, ALD885_HL104 P03, ALD885_HL105 P03, ALD885_LD701 P02, ALD885_LD702 P02, ALD885_LD703 P02, ALD885_LD704 P02, ALD885_LD705 P02, ALD885_MP001 P05, ALD885_PL401 P04, ALD885_PL402 P03, 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:

Site Location Plan ALD885_MP010 PO1, ALD885_HL101 P06, ALD885_HL102 P04, ALD885_HL103 P04, ALD885_HL104 P03, ALD885_HL105 P03, ALD885_LD701 P02, ALD885_LD702 P02, ALD885_LD703 P02, ALD885_LD704 P02, ALD885_LD705 P02, ALD885_MP001 P05, ALD885_PL401 P04, ALD885_PL402 P03, Design and Access Statement

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

Informative(s):

- 1 Reasons for granting permission.

The proposals involve the installation of a number of traffic management controls to prevent vehicular access into Pancras Square. There are currently 5 pedestrianised access lanes to the square from Goods Way and Pancras Road, known as the Laneways.

The controls include the installation of planters, bollards, stone monoliths and handrails. Planters would be installed at location 1 (between nos. 3 and 4 Pancras Square), location 2 (between nos. 4 and 5 Pancras Square), and location 3 (between nos. 6 and 7 Pancras Square). Bollards would be installed at locations 1 and 4 (between nos. 7 and 1 King's Boulevard). The sandstone monoliths would be located at locations 1 and 3, and the handrails would be located at location 5 (between nos. 5 and 6 Pancras Square).

Pancras Square contains a variety of street furniture including existing planters and bollards. The proposed planters and bollards would thus be in keeping with the character and appearance of the square. The sandstone monoliths would be situated within existing planters and would be sympathetic structures that would provide visual interest within the square. The proposed handrails on the steps between nos. 5 and 6 Pancras Square would match the existing handrails on these steps and would thus be a sympathetic addition.

The proposal would not have a detrimental impact on the appearance of the square and would be in keeping with existing street furniture.

Location 4 is located adjacent to the Grade II listed Stanley Building and German Gymnasium. Given the scale and nature of the proposals, and the presence of existing street furniture, it is considered that the proposals would not have a detrimental impact upon the setting of these listed buildings.

The proposal is considered to preserve the character and appearance of the Kings Cross St Pancras Conservation Area. Special regard has been attached to the desirability of preserving the listed buildings, their setting and features of special architectural or historic interest, and the desirability of preserving or enhancing the character or appearance of the conservation area, under s.66 and s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990

as amended by the Enterprise and Regulatory Reform Act 2013.

The proposals would not have a negative impact on nor obstruct pedestrians or cycle users accessing the square. In addition, the controls would improve the safety and security of the square.

The proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, D1 D2, C5 and T1 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2023.

- 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 blue rectangular background.

Daniel Pope
Chief Planning Officer