

Ms Lucy Hawkes
Argent (King's Cross) Limited
5 Albany Courtyard
Piccadilly
London
W1J 0HF

Application Ref: **2012/3298/P**
Please ask for: **Jenna Litherland**
Telephone: 020 7974 **3070**

13 August 2012

Dear Sir/Madam

DECISION

Town and Country Planning Acts 1990 (as amended)
Town and Country Planning (General Development Procedure) Order 1995
Town and Country Planning (Applications) Regulations 1988

Full Planning Permission Granted

Address:
**Kings Cross Central
Plot Q
York Way
London
N1**

Proposal:

Erection of temporary structures in connection with temporary use as an open air multi-use games area with fencing and lighting, flexible recreational area, new pedestrian and cycle access from York Way, associated landscaping and cycle parking (Class D2) and alterations to the layout of the existing allotment garden (Class D1).

Drawing Nos: Prefix (bd 0080 SD) 001 R01, 000 R01, 002 R01, 004 R04, 003 R01, 802 R03, 301 R01, 302 R00; Design and Access Statement dated June 2012.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The use of the open air multi-use games area and flexible recreational area and



the erection of structures connected with such use hereby permitted are for a temporary period only. The structures shall be removed completely and the use shall cease on or before 1 September 2019.

Reason: The use is not such as the Council is prepared to approve, other than for a limited period, in view of its potential to hinder the implementation of the Kings Cross Central development (planning reference 2004/2307/P) of which the site forms part. The permanent retention of the use and structures would be contrary to the requirements of policies CS1 (Distribution of growth), CS2 (Growth areas) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans Prefix (bd 0080 SD) 001 R01, 000 R01, 002 R01, 004 R04, 003 R01, 802 R03, 301 R01, 302 R00; Design and Access Statement dated June 2012.

Reason:

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

- 3 The approved multi-use games area and associated flood lighting shall not operate outside the hours of 9am-10pm Monday to Sunday unless otherwise agreement in writing by the local planning authority.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which 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, Argyle Street WC1H 8EQ, (tel: 020-7974 2363).
- 2 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 are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

3 Reasons for granting permission.

The proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policies CS1 - Distribution of growth, CS2 - Growth area, CS5 - Managing the impact of growth and development, CS11 - Promoting sustainable and efficient transport, CS13 - Tackling climate change through promoting higher environmental standards, CS14 - Promoting high quality places and conserving our heritage, CS15 - Protecting and improving our parks and open spaces & encouraging biodiversity, CS17 - Making Camden a safer place and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policies DP17 - Walking, cycle and public transport, DP18 - Parking standards and limiting the availability of car parking, DP22 - Promoting sustainable energy and construction, DP24 - Securing high quality design, DP26 - Managing the impact of development on occupiers and neighbours, DP29 - Improving Access. For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.

- 4 You are advised that the existing educational allotment garden is subject to a separate temporary planning permission reference 2011/2816/P. This temporary permission expires on the 1st September 2014 and therefore the use of the site for an educational allotment garden should cease on or before this date.
- 5 You are advised that the operational hours set out in condition 3 relate to the multi-use games area only (which is bound by the mesh fencing) and that the flexible recreational area and would remain open to the public at all times.

Disclaimer

This is an internet copy for information purposes. If you require a copy of the signed original please telephone Contact Camden on (020) 7974 4444