

Laura Murray  
Argent (King's Cross) Ltd  
4 Stable Street  
London  
N1C 4AB

Application Ref: **2014/4621/P**  
Please ask for: **Amanda Peck**  
Telephone: 020 7974 **5885**

16 September 2014

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Part of Cubitt Park  
Kings Cross Central  
York Way  
London  
N1C**

Proposal:

Temporary installation of bathing pond and associated outbuildings, and hard and soft landscaping.

Drawing Nos: KXC-PLAN-PLAP-03-A-P01.1; KXC-PLAN-PLAP-02-A-P01.1; 090-02-00-200; 090-02-00-201; 090-02-00-202; 090-02-00-203; 090-02-00-204; 090-2-02-00-210; 090-2-02-00-211; 090-00-405

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 and buildings/structures hereby permitted are for a temporary period only and shall cease and be removed on or before 31st January 2017, at which time the site shall revert to its former lawful use.



Reason: In order that the long term use of the site may be properly considered in accordance with the approved Outline Planning Permission (ref 2004/2307/P) and the type of buildings/structures are not such as the Council is prepared to approve, other than for a limited period, in view of their appearance. The permanent retention of the use and buildings/structures would be contrary to the requirements of policies CS1, CS2 and CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: KXC-PLAN-PLAP-03-A-P01.1; KXC-PLAN-PLAP-02-A-P01.1; 090-02-00-200; 090-02-00-201; 090-02-00-202; 090-02-00-203; 090-02-00-204; 090-2-02-00-210; 090-2-02-00-211; 090-00-405

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

- 3 The use hereby permitted shall be carried in strict compliance with the approved King's Pond Club - Operations and Management Manual.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy 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.

- 4 No music shall be played on the premises in such a way as to be audible within any adjoining premises or on the adjoining highway.

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.

- 5 Prior to commencement of the use hereby approved the reclaimed granite setts hereby approved shall be suitably laid and pointed to provide an accessible surface; handrails shall be provided to the steps up from the pool and a grab rail shall be provided in one of the showers.

Reason: To ensure that the development hereby approved accords with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP29 of the London Borough of Camden Local Development Framework Development Policies.

- 6 The pool shall only be emptied overnight and in dry periods and the discharge rate shall be controlled such that it does not exceed a flow rate of 5 litres/ second into the public sewer network, except in the case of an emergency or as otherwise agreed in writing by the Local Planning Authority.

Reason: To reduce the rate of surface water run-off from the buildings and limit the

impact on the storm-water drainage system in accordance with policies CS13 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

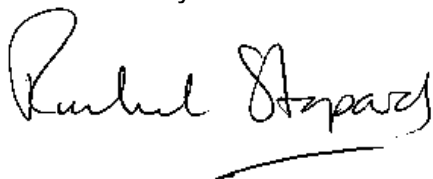
- 1 With regard to condition 3 you are reminded that the King's Pond Club - Operations and Management Manual states that the opening hours will be 7:45am to dusk, and that there will be no amplified music, no lighting and no food for sale on site.
- 2 Your proposals may be subject to control under the 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 6941).
- 3 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.
- 4 You are advised that the installation of any external lighting or CCTV on this site is likely to require a separate application for planning permission.
- 5 You are advised to explore ways to prioritise access to the bathing bond and landscaped areas for local residents and schools.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Rachel Stopard  
Director of Culture & Environment

