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Application Ref: **2014/7852/P**  
Please ask for: **Angela Ryan**  
Telephone: 020 7974 **3236**

15 January 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Skip Garden  
Plot S5  
King's Cross Central  
Canal Reach  
London N1**

Proposal:

Erection of temporary structures in connection with use as an educational allotment garden (Class D1) and a cafe (Class A3) for a period of five years.

Drawing Nos: Site location plan (ref: GA 001 Rev A); GA 002 Rev B; GA 003; GA 004 Rev B; GA 005 Rev B; Design and Access Statement by Global Generation dated December 2014; Covering letter from the Bartlett School of Architecture dated 18/12/2014

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

Condition(s) and Reason(s):

- 1 The structures and their use as an educational allotment garden hereby permitted are for a temporary period only. The structures shall be removed completely on or before 15 September 2020 and the site shall return to its former use.



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 cafe use hereby permitted shall not be carried out outside the following times 1000hrs to 1600hrs Wednesdays to Fridays and 1100hrs to 1600hrs on every first Sunday of the month.

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 DP12, DP26, and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:- Site location plan (ref: GA 001 Rev A); GA 002 Rev B; GA 003; GA 004 Rev B; GA 005 Rev B; Design and Access Statement by Global Generation dated December 2014; Covering letter from the Bartlett School of Architecture dated 18/12/2014

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

Informative(s):

- 1 Reasons for granting permission.

The proposed temporary skip garden that is to be used for educational purposes (Class D1) is considered to be appropriate in the location. The proposed freestanding structures (i.e. 6 portacabins for learning space and 1x portacabin for additional teaching space/event space, 2x portacabins for use as a café, a Yurt (tent-like structure), decked seating area, kinetic roof and retractable canopy with additional seating on the roof of the cafe, a living wall, a poly tunnel to be used as a green house, a further greenhouse, chicken coop, bee hive, potting shed, cool store, WC facilities, grey water recycling facility and lighting are all considered to be subordinate in scale and location in the context of this 645m<sup>2</sup> piece of open land located in the north-eastern corner of the Kings Cross Central redevelopment site. It is considered that the new boundary treatment and access arrangements will not have any significant impact on the visual amenity of the area in general or interfere with the free flow of traffic. Due to the location, the proposals would not significantly harm the amenity of any nearby residential occupiers in terms of the loss of light, outlook, privacy or add to the sense of enclosure.

The A3 cafe use has the potential to impact on the environment by virtue of cooking smells and fumes, however given its location and size (36m<sup>2</sup>) it is considered that the impact will be minimal. A seating area is proposed in

association with the proposed café use which may give rise to the potential for noise, however as the operating hours are proposed to be from 10am to 4pm on Wednesdays to Fridays and from 11am to 4pm on every first Sunday of the month it is considered that the proposal would not significantly impact on existing amenity given the site location being some distance away from the nearest residential dwellings.

No objections have been received, although one comment was received from the Regent's Canal CAAC confirming that no objections are raised to the proposal. The site's planning history was taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies CS5, CS13 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP12, DP15, DP19, DP24, DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 3.18, 5.1, 5.3, 5.14, 7.4 and 7.6 of the London Plan 2011; and paragraphs 14, 17, and 56-66 of the National Planning Policy Framework.

- 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.

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

A handwritten signature in black ink, appearing to read 'Ed Watson', with a stylized, cursive script.

Ed Watson  
Director of Culture & Environment