

Emma Bennett
Ms Emma Bennett
4 Stable Street
London
N1C 4AB

Application Ref: **2014/7946/P**
Please ask for: **Angela Ryan**
Telephone: 020 7974 **3236**

27 January 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
**King's Cross Central
Plot S5
Canal Reach
London
N1C 4AB**

Proposal:

Erection of a two storey temporary structure to accommodate an office and welfare facility (Class B1), including a viewing platform at roof level and associated hard and soft landscaping and storage for a period of five years.

Drawing Nos: Submission statement (including Design and Access Statement and proposed drawings) by King's Cross Central General Partner Ltd dated December 2014, Cover letter by King's Cross Central Limited Partnership dated 22 December 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 associated works and their use as an office and welfare facility hereby permitted are for a temporary period only. The structures shall be removed completely on or before 22 January 2020 and the site shall return to its former use.



Reason: The type of structure is not such as the Council is prepared to approve, other than for a limited period, in view of its appearance. The permanent retention of the structure would be contrary to the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 2 The temporary viewing platform hereby permitted shall not be used outside the following times 0800hrs to 1700hrs Mondays to Sundays

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.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:- Submission statement (including Design and Access Statement and proposed drawings) by King's Cross Central General Partner Ltd dated December 2014, Cover letter by King's Cross Central Limited Partnership dated 22 December 2014

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

The proposed temporary two-storey structure providing 220m² of floorspace on each floor (to be used as an estate management office and welfare facility), a roof level viewing platform located on the southern end of the roof, hard and soft landscaping and associated balustrades, staircase and storage containers are considered to be subordinate in scale and location in the context of this piece of open land measuring approximately 1090m² located in the northern part of the King's Cross Central Redevelopment Site). The temporary structure is of an appropriate design by virtue of it reflecting the design of the emerging buildings at the location (galvanised steel external walls in goose grey finish with timber window and doors painted in goose grey) in order to be in keeping with the local character. Due to its size (approximately 13.4m to 19m high, 45m long and 24m wide) and location, it is considered that the temporary structure and associated works would not significantly harm the amenity of any adjoining residential occupiers in terms of the loss of light, outlook, privacy or add to the sense of enclosure.

Whilst the development will have some impact in terms of the potential for noise nuisance and overlooking given the residential development located to the east of the site, it is considered that the proposed 1.8m privacy screen, hours of operation of the viewing platform from 9am to 5pm daily and the viewing platform being sited

away from the residential development would limit the potential harm. Moreover an appropriate condition is proposed to be attached to the decision notice to limit the use of the viewing platform. The proposed structure and associated works are not considered to be harmful to the character or appearance of the Regent's Canal Conservation Area or the existing street scene as the majority of the structure and works would not be readily visible from the wider public realm given the existing and proposed boundary treatment.

No objections have been received. The sites planning history was taken into account when coming to this decision.

Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.66 (LB's) and s.72 (CA's) of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013

As such, the proposed development is in general accordance with policies CS1, CS5, CS11 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan 2011; and paragraphs 14, 17, 56 -66 and 126-141 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', written in a cursive style.

Ed Watson
Director of Culture & Environment