

**From:** Vivers, Simon  
**Sent:** 06 February 2015 13:18  
**To:** Planning  
**Subject:** FW: Planning Application: 2015/0358/P

Hello, can this incoming email please be registered against 2015/0358/P

Simon Vivers  
Planning Officer

Telephone:

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**From:** Bill Reed [REDACTED]  
**Sent:** 06 February 2015 13:07  
**To:** Vivers, Simon  
**Cc:** ERNEST JAMES; Richenda Walford  
**Subject:** Re: Planning Application: 2015/0358/P

Dear Simon,

I would like to object to this proposed Change of Use on behalf of the Kings Cross Conservation Area Advisory Committee. The Conservation Area Statement refers to Change of Use as follows:

#### 7.9 Change of Use

7.9.1 Proposals should be guided by the UDP (and where relevant, in the King's Cross Opportunity Area Planning and Development Brief) in terms of the appropriate uses and other matters, such as density and parking standards. Changes of use may be permitted where they are consistent with maintaining the viability and historic character or appearance of the area. **There are parts of the Conservation Area where the special character of the area is derived from the mixture and balance of uses as well as the physical fabric. The need to safeguard the mixed-use quality of these parts of the Conservation Area will be a material consideration in determining development proposals.**

7.9.2 The Council will consider a change of use that will preserve the architectural features, original plan form and historic value of the building, will not damage its fabric and structural stability or adversely effect its setting.

7.9.3 Applications for change of use that would intensify the use of a site will not be permitted if it would generate levels of parking, noise or environmental problems which would be detrimental to the character or appearance of the area.

I have highlighted the relevant passage in red, and it is our view that Smithy's Wine Bar has made a significant contribution to the special character of this part of the Conservation Area

for many decades, and should continue to do so. This is particularly the case as the existing A3 Use is viable (see excerpt from this week's Camden New Journal): *The closure comes despite the fact business is booming at Smithy's, a former stables. Owner Dominique Fahey, who has run the bar for nine years, said: "I've already had 33 weddings this month that I've had to turn away because we are closing on Friday. There are a lot of things opening up in King's Cross, but they are mainly the big boys, not like ours, this is a family-run, independent business that is open to everybody."*

We urge you to reject this application.

Yours Sincerely,

Bill Reed.

**Details Page for Planning Application - 2015/0358/P**  
**Site Address**15-17 Leeke Street London WC1X 9HY

**Application Progress Summary**

- **Application Registered**03-02-2015
- **Comments Until**24-02-2015 [Add Comments Here](#)
- **Date of Committee**
- **Decision**
- **Appeal Lodged**
- **Appeal Decision**

**Application Details**

- **Application Number**2015/0358/P
- **Site Address**15-17 Leeke Street London WC1X 9HY
- **Application Type**Full Planning Permission
- **Development Type**Commercial Change of Use
- **Proposal**Change of use from restaurant (Class A3) to office accommodation (Class B1a)
- **Current Status**REGISTERED
- **Applicant**Mr Princes Securities Ltd
- **Agent**JLL
- **Wards**Kings Cross
- **Location Co ordinates**Easting 530570 Northing 182915
- **OS Mapsheet**
- **Appeal Submitted?**No
- **Appeal Decision**
- **Case Officer / Tel**Simon Vivers 2886
- **Division**East Area Team
- **Planning Officer**Simon Vivers
- **Determination Level**
- **Existing Land Use**A3 Restaurants and Cafes
- **Proposed Land Use**B1a Business - Office



**Bill Reed Architecture** 44 Kings Terrace London NW1 OJR [REDACTED]  
[REDACTED]

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