

Gerald Eve LLP
72 Welbeck Street
London
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Application Ref: **2015/6019/P**
Please ask for: **Patrick Marfleet**
Telephone: 020 7974 **1222**

13 January 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
6 Pancras Square
London
N1C 4AG

Proposal:
Temporary change of use of lower ground floor section from office (Class B1) to retail (Class A1) in connection with existing B1 use at lower ground floor level.
Drawing Nos: A0990 31, 14209 (P) 001, 14209 (P) 101, Cover letter.

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

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 3 The development hereby permitted shall be carried out in accordance with the



following approved plans A0990 31, 14209 (P) 001, 14209 (P) 101, Cover letter.

Reason:

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

- 4 The use hereby permitted is for a temporary period only and shall cease on or before 5 years from this decision date, at which time the premises shall revert to their former lawful use.

Reason: The Council would wish to review the permission at the end of the period in the light of experience of the operation of the use, in order to ensure compliance 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.

Informative(s):

- 1 Reasons for granting permission.

The proposed change of use would result in a small area of the lower ground floor being converted from office space (B1) to retail (A1) for a temporary period of 5 years. The small scale retail unit would be incorporated internally and would involve no alterations to the external fabric of the building.

Policy DP13 seeks to retain land and buildings that are suitable for continued business use and will resist a change to non-business unless such a change can be justified. Whilst the proposal would result in the loss of approximately 51sqm of B1 space it is considered acceptable in this instance given its temporary nature and the large supply of B1 space that is currently being developed and proposed across the Kings Cross Central site. A condition has been added to the decision requesting that on the expiry of the temporary period the premises are returned back to their formal lawful use.

There are no residential uses within the B Zone or the surrounding area. As such, the proposal would have no impact on local residential amenity.

No objections were received following statutory consultation. The sites planning history and relevant appeal decisions were taken into account when coming to this decision. Special regard has been attached to the desirability of preserving or enhancing the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposed development is in general accordance with policies CS5 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 2015, consolidated with alterations since 2011; and paragraphs 14, 17, 56 -66 and 126-141 of the

- National Planning Policy Framework.
- 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 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).

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



Ed Watson
Director of Culture & Environment