

TL/P6010
20th January 2016

Planning Services
London Borough of Camden
5 Pancras Square
London
N1C 4AG

Dear Sirs

Basement Space, Unit 4, Building B4, Pancras Square, London, N1C 4AG
Change of use of part of the Basement level from Class A1/A2/A3/A4/A5 ancillary retail storage space to Class A3 (restaurant) in connection with existing A3 use a ground floor level.

On behalf of our client, Kimchee Limited, we write in support of an application for the change of use of part of the Basement Space, Unit 4, Building B4, Pancras Square, London, N1C 4AG. The requisite application fee cheque of £385.00 has been submitted to the Council by post. The following information has been submitted via the planning portal.

- Site Location Plan (Prepared by Haskoll Limited)
- Proposed Drawings (Prepared by Haskoll Limited)

Site Location and Description

Building B4 Pancras Square forms part of the larger Pancras Square Site Zone B, a recently constructed development at the heart of St Pancras. Unit 4 is located at Ground Floor of number 6 and fronts onto a pedestrian square in the centre of the development. The property is not listed, nor is it in a conservation area. The site is located within the Central Activities Zone (CAZ) and the Kings Cross Growth Area and benefits from excellent public footfall within the locality.

Pancras square contains a large quantum of office and retail space and is located a short walk from Kings Cross Station. It is proposed that over the coming months the area will be characterised by a diverse range of uses complementing the building designs and helping achieve the atmosphere of a continental town square within the centre of London.

Beneath Zone B is a significant sized basement which provides space for services and facilities such as storage for refuse, bike parking, car parking and other ancillary uses required for the buildings above. Condition 38 of the outline permission secured that the basement floorspace could only be used for these purposes.

Planning History

2010/0868/P - Submission of reserved matters associated with the erection of a ten storey building (basement and public realm dealt with under separate applications) for use as offices (Class B1) on

Architecture Planning Interiors

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upper floors and shopping/food and drink uses (Classes A1-A5) at ground floor level within Development Zone B4 as required by conditions 3, 6, 9, 10, 16-23, 27-28, 31, 33-36, 45-46, 48-49, 51, 55-56, 60, 64-67 of outline planning permission granted 22/12/06 subject to a S106 agreement (Ref: 2004/2307/P) for a comprehensive, phased, mixed-use development of former railway lands within the Kings Cross Opportunity Area. **Granted 25-02-2010**

Proposal

Our client seeks the change of use of the basement space from ancillary to the commercial unit above to full A3. This change of use is representative of the desire to introduce a small amount of seating at the lower ground floor level to allow for a more flexible and less constrained ground floor layout.

Policy

The site forms part of the Kings Cross Growth Area, within highly accessible centres policy CS7 seeks to promote the provision of food, drink and entertainments uses.

The B Zone includes a mix of uses including offices (B1), a public leisure centre (D2) and shopping food and drink uses (A1-5). There are no residential uses within the B Zone. It is therefore considered that the proposed increase in A3 floorspace would not have a detrimental impact on amenity of any residential development as part of the greater Kings Cross Central Redevelopment.

Condition 38 of the Outline Permission for Kings Cross Central states that basement floorspace shall only be used for purposes ancillary to the primary purposes permitted for the relevant building including storage of plant equipment, building services, other ancillary storage, servicing, and parking.

The intent of the basement was to provide sufficient space for back of house facilities at lower ground floor level, such as, the cellar, dry store and office. The proposed use of basement as A3 space, which does not require large amount of dry storage and other ancillary spaces allows the applicant to make greater use of the basement reducing the provision of what would otherwise be underused and inefficient space.

The unit will continue to be serviceable from the shared Zone B basement which is accessed via a ramp down from Pancras Road. All extraction equipment will continue to be as currently approved for the development.

Summary

The proposed change of use is considered to be in accordance with the Policies CS7 and CS1 of the Camden Core Strategy and Development Policies 2010. The additional restaurant space will add value to an underused and inefficient existing space while ensuring the land use principles and amenity of the surrounding area is not infringed upon.

We trust that the enclosed information is sufficient for you to validate our client's planning application and we look forward to a swift and positive outcome. Should you require any further information or would like to arrange a site visit please do not hesitate to contact the undersigned.

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Yours sincerely

A handwritten signature in dark ink, appearing to read 'Lawson', is positioned above the printed name.

Tom Lawson
Rolfe Judd Planning Limited