

Mr Matt Shillito  
Tibbalds  
19 Maltings Place  
169 Tower Bridge Road  
London  
SE1 3JB

Application Ref: **2015/5897/P**  
Please ask for: **Zenab Haji-Ismail**  
Telephone: 020 7974 **3270**

11 February 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**215 King's Cross Road**  
**London**  
**WC1X 9DN**

Proposal: Erection of plant at roof level, first floor rear extension, fourth floor side and front extension, external modifications to the fenestration and facades in association with the change of use to lower ground and ground floors from healthcare (D1) to office (B1a).

Drawing Nos: SITE LOCATION PLAN, ST-EX[02]099 PO, ST-EX[02]100 PO, ST-EX[02]101 PO, ST-EX[02]102 PO, ST-EX[02]103 PO, ST-EX[02]104 PO, ST-EX[03]101 PO, ST-EX[03]102 PO, ST-EX[04]102 PO, ST-EX[04]101 PO, ST-PR[02]099 PO, ST-PR[02]100 PO, ST-PR[02]101 PO, ST-PR[02]102 PO, ST-PR[02]103 PO, ST-PR[02]104 PO, ST-PR[02]105 PO, ST-PR[03]101 PO, ST-PR[03]102 PO, ST-PR[04]101 PO, ST-PR[04]102 PO and Design and Access Statement (dated October 2015).

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).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: SITE LOCATION PLAN, ST-EX[02]099 PO, ST-EX[02]100 PO, ST-EX[02]101 PO, ST-EX[02]102 PO, ST-EX[02]103 PO, ST-EX[02]104 PO, ST-EX[03]101 PO, ST-EX[03]102 PO, ST-EX[04]102 PO, ST-EX[04]101 PO, ST-PR[02]099 PO, ST-PR[02]100 PO, ST-PR[02]101 PO, ST-PR[02]102 PO, ST-PR[02]103 PO, ST-PR[02]104 PO, ST-PR[02]105 PO, ST-PR[03]101 PO, ST-PR[03]102 PO, ST-PR[04]101 PO, ST-PR[04]102 PO and Design and Access Statement (dated October 2015).

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

- 3 Before the use commences, the air-conditioning plant shall be provided with acoustic isolation and sound attenuation in accordance with the scheme approved in writing by the local planning authority. All such measures shall thereafter be retained and maintained in accordance with the manufacturers' recommendations.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 4 Noise levels at a point 1 metre external to sensitive facades shall be at least 5dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 10dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the [adjoining] premises [and the area generally] in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 5 All non-Road mobile Machinery (any mobile machine, item of transportable industrial equipment, or vehicle - with or without bodywork) of net power between 37kW and 560kW used on the site for the entirety of the [demolition and/construction] phase of the development hereby approved shall be required to meet Stage IIIB of EU Directive 97/68/EC. The site shall be registered on the NRMM register for the construction phase of the development.

Reason: To safeguard the amenities of the adjoining occupiers, the area generally

and contribution of developments to the air quality of the borough in accordance with the requirements of policies CS5 (Managing the impact of growth and development) and CS16 (Improving Camden's health and wellbeing) of the London Borough of Camden Local Development Framework Core Strategy and policies DP32 (Air quality and Camden's Clear Zone) and DP22 (Promoting sustainable design and construction) of the London Borough of Camden Local Development Framework Development Policies.

- 6 A sample panel of the proposed facing brickwork demonstrating the proposed colour shall be provided on site and approved in writing by the local planning authority before the relevant parts of the works are commenced and the development shall be carried out in accordance with the approval given. The approved panel shall be retained on site until the work has been completed.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with 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.

#### Informative(s):

- 1 Reasons for granting permission

The healthcare provider has relocated to St Pancras Way which is in the vicinity of the proposal and therefore the proposed change of use from a healthcare facility to office at ground and lower ground floor levels is considered to be in accordance with Policies DP15 and DP13. Furthermore, these floors would be reverting back to their previous use.

The proposed first floor infill extension is considered to be subordinate to the host property and acceptable in its context. The proposed plant enclosure at roof level and the fourth floor extension would be set well back and would only have limited views from the surrounding public realm. As such the proposal is considered not to harm the character of the King's Cross Conservation Area.

The amenity of neighbouring occupiers is unlikely to be impacted by the proposal due to the limited scope of work that is being proposed.

The site has a PTAL rating of 6b (excellent). Cycle parking has been provided at lower ground floor level, the proposal is unlikely to result in increased traffic as a result of the change of use.

No objections were received before the end of the consultation period. The site's planning history was taken into account when coming to this decision.

The proposal is considered to preserve the character of the conservation area. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of 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.

The proposed development is in general accordance with policy CS5, CS8, CS10, CS14 and CS16 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP13, DP15, DP17, DP22, DP24, DP25, DP26, DP28 and DP32 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 4.2, 7.4, and 7.6 of the London Plan March 2015 and paragraphs 56 -66 of the National Planning Policy Framework 2012.

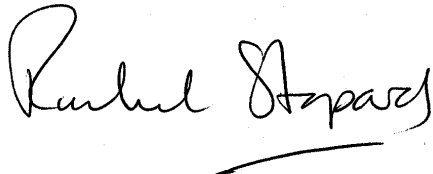
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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



Rachel Stopard  
Director of Culture & Environment