

TL/P6010  
27<sup>th</sup> April 2016

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

Dear Sirs

**Unit 4, Building B4, Pancras Square, London, N1C 4AG**  
**Planning Application for proposed table and chairs within public realm**

On behalf of our client, Kimchee Limited, we write in support of an application for proposed new external tables and chairs at Unit 4, Pancras Square, London, N1C 4AG. The requisite application fee cheque of £190.00 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)

This application is submitted alongside another planning application for proposed external alterations and advertisements at the same location and should be read concurrently.

**Site Location and Description**

Unit 4 at 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.

**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 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

**Architecture Planning Interiors**

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within the Kings Cross Opportunity Area. **Granted 25-02-2010**

**2015/6159/P** - 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. **Granted 08<sup>th</sup> April 2016**

A pre-application meeting was held with the Council on Thursday 21<sup>st</sup> April to discuss the proposed design and the potential impact on the original intent for the building. Officers confirmed that they were generally happy with the proposals subject to minor amendments and supported the overall design of the shopfront and associated outdoor seating.

### **Proposals**

The proposal is to provide for the use of the public highway to position 10 tables up to 20 chairs in an area measuring 19.25m x 4.5m associated with the restaurant use of the unit. The location of the proposals ensures the footpath is left open to the general public and maintains the unencumbered access past the unit. This approach has been adopted in surrounding stores without impacting on the flow of the area.

### **Outdoor Seating**

It is proposed to introduce 40 chairs and 10 tables externally within the demise of the unit. These tables and chairs are located away from the main entrance of the site and are accessed either externally from the entrance area or through side doors from the internal seating area. There is also a dedicated service door for staff to enable direct access away from pedestrian flows.

The outdoor seating is designed to act as an extension of the internal environment and can be covered by an awning incorporating heating strips. The design of the outdoor space has been sensitively designed to ensure that it does not impact on the following criteria:

- unacceptably intensify an existing use  
*The 40 chairs proposed do not disproportionately increase the use of the site. The typical use of the site as a restaurant will be maintained with a small amount of ancillary seating design to improve the offer of the restaurant, notably in summer months;*
- Cause obstruction  
*The seating is located within private land away from any public thoroughfares*
- Endanger pedestrians and wheelchair users  
*The proposed tables and chairs are shielded through external landscaping and will be clearly visible from the footpath. Pedestrians and wheelchair users will retain open access past the site.*
- Cause or exacerbate a problem with refuse storage or street cleansing  
*The proposals have no impact on the servicing of the unit and will be carefully monitored by staff to address litter and refuse on the tables as well as adjacent bin.*
- Have a detrimental effect on the character and appearance of the area, or the setting of a listed building  
*The proposals have been designed to complement the design of the shopfront and will create a modern addition to the street scene. This approach has been adopted by surrounding units and provides an alfresco atmosphere within the square;*

### **Summary**

The proposed new advertisements have been designed in accordance with Camden Development Policies and the Local Plan. The proposed layout has been chosen to ensure the wider public realm

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is not blocked or visually impeded. The proposed street furniture has been carefully chosen to be hard wearing and is of a suitably high quality to enhance the patron's appreciation of the local area.

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.

Yours sincerely

*Tom Lawson*

Tom Lawson  
Rolfe Judd Planning Limited