

Mr. Rob Haworth
Entourage Live
The Lancaster Centre
Meteor Business Park
Gloucester
GL2 9QL

Application Ref: **2016/3510/P**
Please ask for: **Patrick Marfleet**
Telephone: 020 7974 1222

8 September 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Plot A4
Kings Cross Central
York Way
London
N1C 4UR

Proposal:

Erection of four temporary structures for use as two new theatre venues from September 2016 to October 2017.

Drawing Nos: P-SE-KX-16-001, P-SE-KX-16-002, P-SE-KX-16-004, P-SE-KX-16-005, P-SE-KX-16-007, P-SE-KX-16-008, P-SE-KX-16-009, P-SE-KX-16-012, P-SE-KX-16-014, KNX_002_AD_PROV GA, Cover letter dated 15/06/2016.

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

Condition(s) and Reason(s):

- 1 The building/structure hereby permitted is for a temporary period only and shall be removed on or before 31st October 2017.



Reason: The type of structure is not such as the Council is prepared to approve, other than for a limited period, in view of its appearance. The permanent retention of the structure would be contrary to 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.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans P-SE-KX-16-001, P-SE-KX-16-002, P-SE-KX-16-004, P-SE-KX-16-005, P-SE-KX-16-007, P-SE-KX-16-008, P-SE-KX-16-009, P-SE-KX-16-012, P-SE-KX-16-014, KNX_002_AD_PROV GA, Cover letter dated 15/06/2016.

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

- 3 No music shall be played on the premises in such a way as to be audible within any adjoining premises or on the adjoining highway.

Reason: To safeguard the amenities of the local residential properties and the area generally in accordance with the requirements of policies CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy 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 Before the use commences, the servicing equipment located within the 'Back of House' area shall be provided with acoustic isolation and sound attenuation measures.

Reason: To safeguard the amenities of the local residential properties 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.

- 6 No loading or unloading of goods, including fuel, by vehicles arriving at or departing from the premises shall be carried out otherwise than within the curtilage of the

building.

Reason: To avoid obstruction of the surrounding streets and to safeguard amenities of adjacent premises in accordance with the requirements of policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policy DP16 of the London Borough of Camden Local Development Framework Development Policies.

- 7 Prior to the occupation of the first use of the theatres hereby permitted, details of secure and covered cycle storage space for 25 cycles shall be submitted to and approved by the local planning authority. The approved facility shall thereafter be provided in its entirety prior to the first occupation of any of the new units, and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policy DP17 of the London Borough of Camden Local Development Framework Development Policies.

- 8 Prior to the occupation of the site details of a Cycle Management Plan showing the provision of 25 visitor cycle parking spaces within the B Zone public realm shall be submitted to and approved by the council.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policy DP17 of the London Borough of Camden Local Development Framework Development Policies.

- 9 The theatre hereby approved shall be provided with level access to and from the site together with the provision of 10 spaces for wheelchair users.

Reason: To ensure that the access and internal layout of the theatre provides for the accessibility of patrons to the theatre, in accordance with the requirements of policy CS6 of the London Borough of Camden Local Development Framework Core Strategy and policy DP6 of the London

- 10 There shall be no more than 22 deliveries per week, delivery vehicles will enter the site in forward gear, turn on site and exit in forward gear, all deliveries shall be managed in accordance with the details provided in Siobhan Lightfoot's email dated 25/08/2016.

Reason: To avoid obstruction of the surrounding public highways and in the interests of pedestrian safety in accordance with the requirements of policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policy DP16 of the London Borough of Camden Local Development Framework Development Policies.

- 11 The use hereby permitted shall not be carried out outside the following times

19:30pm - 01:00am daily.

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

Informative(s):

- 1 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).
- 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 Noise and Licensing Enforcement Team, 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 The Mayor of London introduced a Community Infrastructure Levy (CIL) to help pay for Crossrail on 1st April 2012. Any permission granted after this time which adds more than 100sqm of new floorspace or a new dwelling will need to pay this CIL. It will be collected by Camden on behalf of the Mayor of London. Camden will be sending out liability notices setting out how much CIL will need to be paid if an affected planning application is implemented and who will be liable.

The proposed charge in Camden will be £50 per sqm on all uses except affordable housing, education, healthcare, and development by charities for their charitable purposes. You will be expected to advise us when planning permissions are implemented. Please use the forms at the link below to advise who will be paying the CIL and when the development is to commence. You can also access forms to allow you to provide us with more information which can be taken into account in your CIL calculation and to apply for relief from CIL.

<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

We will then issue a CIL demand notice setting out what monies needs to paid when and how to pay. Failure to notify Camden of the commencement of development will result in a surcharge of £2500 or 20% being added to the CIL payment. Other surcharges may also apply for failure to assume liability and late payment. Payments will also be subject to indexation in line with the construction costs index.

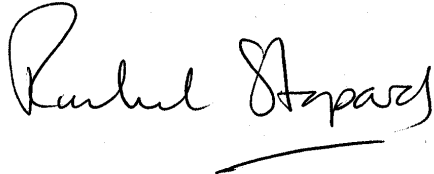
- Please send CIL related documents or correspondence to CIL@Camden.gov.uk
- 4 With regard to condition 10 the details of Siobhan Lightfoot's email are as follows:
 - a. All deliveries take place outside of show hours
 - b. All deliveries are pre-planned - we don't have adhoc deliveries that we are not expecting
 - c. All deliveries are told to stop off the highway in the gated entrance to the site and meet the site staff
 - d. Using trained banks staff the vehicle will pull forward onto Goods Way and reverse into the site
 - e. It will service / deliver as required
 - f. It will then leave forwards under the control of our banks staff again.
 - 5 You are reminded that no car parking space is to be provided on site for the duration of the hereby approved development.

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
Executive Director Supporting Communities