

Kate Hogarth  
Argent  
4 Stable Street  
Kings Cross  
London  
United Kingdom  
N1C 4AB

Application Ref: **2016/6537/P**  
Please ask for: **Kate Henry**  
Telephone: 020 7974 **2521**

19 January 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**3 Pancras Square (Building B6)**  
**Kings Cross Central**  
**London**  
**N1C 4AG**

#### **Proposal:**

Creation of additional retail space and ancillary storage space within existing basement (as approved under reference 2014/4125/P) for use in association with ground floor units; alteration to lower basement layout to form fire escape corridor; alterations to ground floor layout to form 5 retail units instead of 4 (Use Classes A1-A5); creation of additional signage zone on northern elevation and minor alterations to ground level openings on north elevation

Drawing Nos: PL/14-01/A; PL/14-05/A; PL/14-18/A; PL/14-28/A; PL/14-17/B

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 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

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 policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: PL/14-01/A; PL/14-05/A; PL/14-18/A; PL/14-28/A; PL/14-17/B.

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

#### Informative(s):

- 1 Reasons for granting

The principle of creating up to 5,350sqm of Classes A1-A5 floor space within Zone B of the Kings Cross Opportunity Area was accepted pursuant to the Outline permission (2004/2307/P) and the principle of creating 1,401sqm of Classes A1-A5 floor space within Building B6 was accepted, pursuant to the Reserved Matters permission (2014/4125/P). This proposal seeks to provide Unit 3 with an additional 210sqm of floor space, and Unit 5 with an additional 112sqm (a total of 322sqm). Within Zone B, one previous application for additional Classes A1-A5 floor space within basement areas (in addition to the Outline permission) has been submitted to date; namely Building B1 (Drake & Morgan), where an additional 650sqm of floor space was sought at basement level. That represented a 4% increase above the total approved Classes A1-A5 space south of Regents Canal, and this application would take the total to 6%. The additional 2% is not considered to be significant, and this application is considered to be acceptable on that basis.

The application site is within the Kings Cross St Pancras Conservation Area. The proposed alterations to the northern elevation of the building are not considered to be significant. The additional signage zone on the left-hand bay would match the approved signage zones on the central and right-hand bays, and would provide some symmetry to this elevation at ground floor level. The replacement of 4x double-glazed door panels with 4x large fixed glazed panels would not harm the character and appearance of the northern elevation of the building either. The fixed glazed panels would still provide an active frontage onto Goods Way. Furthermore, the entrance would be centrally placed, again providing symmetry at ground floor level.

There are no residential properties near to the application building which might be

affected. It is not yet known which tenants will occupy the 5x Units, or what Use Class they would each operate under. However, a kitchen extract was built into the building core, so no amendments would be required to support a restaurant use.

The proposal to provide an additional 322sqm of Classes A1-A5 floor space, which results in a requirement for additional staff and visitor cycle parking spaces; however, cycle parking provision in Zone B already far exceeds the requirements and the provision of the additional floor space would not affect this. The proposal would not impact on existing servicing arrangements at the host building and is therefore considered to be acceptable in this regard also.

No objections have been raised in relation to the works. The application site's planning history and relevant appeal decisions were taken into account when coming to this decision.

Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under and s.72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

The proposed development is in general accordance with Policies CS1, CS2, CS5, CS7, CS8, CS9, CS11, CS13, CS14, CS16, CS17, CS18 and CS19 of the London Borough of Camden Local Development Framework Core Strategy, and Policies DP12, DP13, DP16, DP17, DP18, DP19, DP20, DP21, DP22, DP23, DP24, DP25, DP26, DP27, DP28, DP29 and DP30 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with the London Plan 2016; and the provisions of the National Planning Policy Framework 2012.

- 2 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).
- 3 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.
- 4 Your attention is drawn to the need for compliance with the requirements of the

Environmental Health regulations, Compliance and Enforcement team, [Regulatory Services] Camden Town Hall, Argyle Street, WC1H 8EQ, (tel: 020 7974 4444) particularly in respect of arrangements for ventilation and the extraction of cooking fumes and smells.

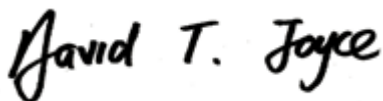
- 5 This permission is granted without prejudice to the necessity of obtaining consent under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007. Application forms may be obtained from the Council's website, [www.camden.gov.uk/planning](http://www.camden.gov.uk/planning) or the Camden Contact Centre on Tel: 020 7974 4444 or email [env.devcon@camden.gov.uk](mailto:env.devcon@camden.gov.uk)).

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

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce  
Executive Director Supporting Communities