

Ms Stephanie Walker
Lichfields
14 Regents Wharf
All Saints Street
London
N1 9RL

Application Ref: **2017/4928/P**
Please ask for: **Patrick Marfleet**
Telephone: 020 7974 1222

21 December 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Unit 2 - 4
4 Pancras Square
London
N1C 4AG

Proposal:

Change of use of upper basement and ground floor levels from flexible use Class A1/A2/A3/A4/A5 to combined restaurant, drinking establishment, live music venue (Sui Generis), including removal of 2 x doorways to north and east elevations.

Drawing Nos: 1718-PL_013_B, 1718-PL_011_D, 1718-PL_111_F, 1718-PL_201_B, 1718-PL_200_C, 1718-PL_114_A, 1718-PL_113_G, 1718-PL_211_C, 1718-PL_210_B, 1718-PL_001_D, Anderson Acoustics Initial Planning Assessment dated August 2017.

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 D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: 1718-PL_013_B, 1718-PL_011_D, 1718-PL_111_F, 1718-PL_201_B, 1718-PL_200_C, 1718-PL_114_A, 1718-PL_113_G, 1718-PL_211_C, 1718-PL_210_B, 1718-PL_001_D, Anderson Acoustics Initial Planning Assessment dated August 2017.

Reason:

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

- 4 The use hereby permitted shall be in operation only for the hours of 08:00 - 01:00 Monday to Thursday, 08:00 - 03:00 Friday, 09:00 - 03:00 Saturday and 09:00 - 01:00 Sunday.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, CC1, D1, A1 and A4 the London Borough of Camden Local Plan 2017.

- 5 Prior to commencement of the approved use, details of all sound insulation and mitigation measures shall be submitted to and approved in writing by the local planning authority. The use shall thereafter not be carried out other than in accordance with the approved details.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, CC1, D1, A1, and A4 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The proposed change of use would result in the ground floor and basement area of the existing unit being converted from flexible use A1-A5 to a combined restaurant, bar and live music venue (Sui Generis) and includes some minor external alterations.

The occupied ground floor units of the existing buildings within Development Zone B are largely characterised by retail and restaurant uses and the proposed use is

considered to be appropriate for this location as it would contribute to the vitality and vibrancy of the southern part of the Kings Cross Central site and the wider King's Cross opportunity area.

The removal of two external doors on the north and eastern elevations represent minor alterations that would not have a significant impact on the appearance of the existing building or the character of the surrounding area.

The proposed development would not result in the loss of light, outlook or privacy to neighbouring residents in the area. Details relating to the control of noise emanating from the site as a result of the proposed use have been secured by condition. Furthermore, King's Cross Estate Services maintain strict licensing and management controls across the wider site and the occupier will need to conform with these requirements at all times.

No objections were received following statutory consultation. The sites planning history and relevant appeal decisions were taken into account when coming to this decision. Special regard has been attached to the desirability of preserving or enhancing 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.

As such, the proposal is in general accordance with Policies A1, A4, C3, D1 D2 and TC4 of the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2016 and National Planning Policy Framework.

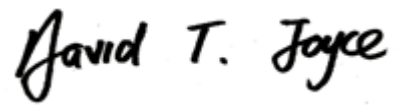
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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 that 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, Judd St, Kings Cross, London NW1 2QS (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

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive style with a large initial 'D' and 'J'.

David Joyce
Director of Regeneration and Planning