

Application ref: 2018/3288/P  
Contact: Patrick Marfleet  
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Date: 7 September 2018

**Development Management**  
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Argent (King's Cross) Ltd.  
4 Stable Street  
London  
N1C 4AB

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Variation or Removal of Condition(s) Granted**

Address:

**Ground Floor Unit  
Building P1 Development Zone P  
King's Cross Central  
London  
N1C**

Proposal:

Variation of condition 1 of planning permission reference 2016/0996/P dated 30/11/16 (Temporary change of use for two years from flexible A1-A3, A5 to D2 for use as a cinema) namely to extend the temporary D2 cinema use at the site until 31/12/21.

Drawing Nos: Noise Breakout Assessment by Anderson Acoustics dated February 2016, 106.28/400B, 106.28/401B, KXC-LELI-DEDL-26-A-P01 Rev P01, Email from agent dated 20 March 2016, cover letter dated 28/06/2018.

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

Condition(s) and Reason(s):

- 1 The use hereby permitted is for a temporary period only and shall cease on or before 31 December 2021, at which time the premises shall revert to their former lawful use of flexible A1-A3 and A5.

Reason: In order that the long term use of the site may be properly considered

in accordance with policies G1, A1, DM1 and TC4 of the London Borough of Camden Local Plan (2017).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: Noise Breakout Assessment by Anderson Acoustics dated February 2016, 106.28/400B, 106.28/401B, KXC-LELI-DEDL-26-A-P01 Rev P01, Email from agent dated 20 March 2016, cover letter dated 28/06/2018.

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

- 3 No sounds from the use hereby permitted shall be played on the premises in such a way as to be audible at or within any residential/ noise sensitive premises.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan (2017).

- 4 The use hereby permitted shall only be carried out Mondays to Saturdays 08:00 to 00:00(Midnight) and 08:00 to 23:00 on Sundays and Bank Holidays.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan (2017).

Informative(s):

- 1 Reason for granting permission

The continued use of the site as a temporary cinema is considered acceptable and would not cause harm to the vibrancy or vitality of the area and would bring activity to a part of the Kings Cross Development Site where a number of construction sites are still coming forward for development. The existing temporary cinema would provide a high quality cultural facility (D2) for an interim period and would not alter the long term retail aspiration for the unit nor hinder the overall development and delivery of the King's Cross Central Site.

The servicing arrangements for the site would remain unchanged and in accordance with that of the reserved matters application with servicing occurring from the dedicated loading bays on Holder Street with the management company responsible for transferring the waste and refuse from the storage areas to street levels on the day of collection.

Given there would be no external alterations there would be no impact on residential amenity in terms of loss of daylight, sunlight, outlook and privacy.

No objections were received following statutory consultation. The sites planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies G1,

A1, DM1 and TC4 of the London Borough of Camden Local Plan (2017). The proposed development also accords with policies of the London Plan (2016) and the National Planning Policy Framework (2018).

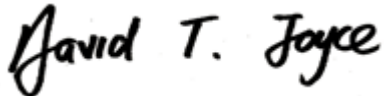
- 2 You are reminded that servicing of the unit should be undertaken in accordance with the reserved matter application approved under reference 2012/4741/P.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2018 .

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  
Director of Regeneration and Planning