

Application ref: 2018/2736/P
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Network Rail
1 Eversholt Street
London NW1 2DN

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**Kings Cross Square
Kings Cross Station
Euston Road
London N1 9AL**

Proposal:

Use of western part of King's Cross Square as a food market, consisting of 18 market stalls operating 10am to 7pm Tuesdays to Fridays.

Drawing Nos: site location plan; unnumbered site plan layout by Network Rail & Real Food Market; Planning Statement by Network Rail; 2 specifications of stalls' design and dimensions

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 The development hereby permitted shall be carried out in accordance with the following approved plans- site location plan; unnumbered site plan layout by Network Rail & Real Food Market; Planning Statement by Network Rail; 2 specifications of stalls' design and dimensions.

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

- 3 The use hereby permitted shall only be carried out on Tuesdays, Wednesdays, Thursdays and Fridays between 10am and 7pm and shall operate strictly in accordance with the Planning Statement and site layout plan hereby approved.

Reason: To safeguard the amenities and character of the adjoining premises and the area generally in accordance with the requirements of policies G1, D1, D2, A1, A4, TC2 and TC6 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission-

Temporary planning permission was granted on 17/05/2016 for two years (ref 2016/0926/P) for use of western part of King's Cross Square as a food market, consisting of 18 market stalls operating Wednesdays to Fridays 12am to 7pm. The current proposal is to make this a permanent feature and extend its operating hours to Tuesday to Fridays 10am to 7pm.

The market has been operating successfully and has become an established popular and colourful feature on the square serving tourists, travellers and local workers outside the station. The previous planning application for the market was supported by over 70 people. Since the previous permission in May 2016, the Council is not aware of any complaints having been received regarding its operation. The market is well-managed and the stalls remain attractive and well-maintained. The market will continue to be operated and managed in the same way and to provide high quality specialist food.

Since the last permission, the Council has adopted its new Local Plan; however the relevant applicable policies have not materially changed. A new policy TC6 has been introduced, which states that the Council will promote and protect markets in Camden and in particular will 'support new markets that will not cause individual or cumulative harm to the local area'.

As before, it is considered that the market does not harm the viability and function of nearby retail parades on Euston Road. It does not harm the setting of the listed stations of Kings Cross and St Pancras nor the character and appearance of the conservation area. It does not harm the overall setting and character of the square, nor the original intentions of the design to create a large open clutter free space around Kings Cross Station. The market does not impede pedestrian access around the square and does not involve any loss of residential amenity in terms of light and outlook, litter, noise or fumes. Moreover the market is considered to fully comply with criteria within the new policy TC6 on markets, for the above-mentioned reasons - it does not detrimentally affect local residents and environmental conditions, transport and

pedestrian movement, local centres and shopping provision, nor create problems with regard to litter, community safety and noise.

Special regard has been attached to the desirability of preserving the setting and features of the listed buildings and of preserving or enhancing the character or appearance of the Conservation Area, under s.66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

It is considered that the proposed extended market operation to one more weekday (Tuesday) and earlier in the mornings by 2 hours (10-12am) will not be harmful to the above-mentioned policy criteria and conditions. Although this will result in an increase of activity in the square, it will still retain its original open character for the weekend and on Mondays. The increase in hours is a result of the success of the stalls since their introduction to the square, which has had a positive impact to the vibrancy and vitality of the area. It is concluded that there will be no harm on the character of the square and setting of the listed station, due to the location, nature and design of the market and its continued overall part-time operation. The additional hours will have no impact on local retail frontages, amenity or pedestrian flows.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

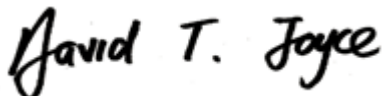
As such, the proposed development is in general accordance with policies A1, A4, C5, C6, E3, D1, D2, TC2, TC6 and T1 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2018.

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
Director of Regeneration and Planning