

Planning

London Borough of Camden

2nd Floor, 5 Pancras Square
C/O Town Hall, Judd Street
London
W1C 9JE

04 January 2019

Submitted via the Planning Portal – PP-07526578

Dear Sir/ Madam,

WESTERN TRANSIT SHED, 16-21 STABLE STREET, KINGS CROSS CENTRAL, LONDON, N1C 4AB

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

APPLICATION MADE UNDER SECTION 73 OF THE TOWN AND COUNTRY PLANNING ACT

On behalf of Google UK Ltd (hereafter referred to as the 'applicant') please find enclosed an application under s73 of the Town and Country Planning Act 1990, for a Minor Material Amendment to planning permission 2018/1990/P dated 29 May 2018.

This application seeks consent for the variation of Condition 1.

Application Background

Consent was granted in May 2018 (2018/1990/P) for the following development:

"Variation of condition 1 of planning permission reference 2013/1261/P dated 29/04/13 (Temporary use of ground floor units as offices (Class B1) for a period of 5 years) namely to extend the temporary B1(a) office use of the site until 31/12/18. Temporary use of ground floor units as offices (Class B1) for a period of 5 years"

This permission was required to provide temporary project offices for the King's Cross Central development, in particular, to support the delivery of the redevelopment of Zone A.

The site to which this application relates is located within the 'King's Cross Central Development Area' which received Outline Planning Permission in December 2006 (2004/2307/P). A number of further applications including Reserved Matters for a range of development areas under the original masterplan have been approved by the London Borough of Camden and are now under construction. To facilitate the delivery of the wider development and to ensure the generation of

activity ahead of the completion of works it is considered that the temporary use of these units is an appropriate use of space.

Following the commencement of development on Plot S2 there has been a minor delay to the completion of this parcel, therefore there is a requirement for the project offices to be made available for a slightly extended period until 31 March 2019.

Proposed Condition Amendment

This application seeks to vary the wording of Condition 1 to extend the period in which these units can be used for. Condition 1 currently states:

“The B1(a) office use hereby permitted is for a temporary period only. The use shall cease on or before 1 May 2018, at which point it shall revert to a flexible use of A1, A2, A3, A4, or A5 as approved by the planning permission for reserved matters 2011/6440/P.”

We would request that the wording of Condition 1 is varied to state the following:

*“The B1(a) office use hereby permitted is for a temporary period only. The use shall cease on or before **31 March 2019**, at which point it shall revert to a flexible use of A1, A2, A3, A4, or A5 as approved by the planning permission for reserved matters 2011/6440/P.”*

The long-term aspiration for these units is for the delivery of a range of active uses including retail, food and drink uses, hence we are requesting a minor extension in the time period for which these units can be used for commercial (B1) use.

Notwithstanding the temporary extension of time for this use, we have considered the proposals against the London Borough of Camden’s development plan policies, particularly the Camden Local Plan (July 2017).

Firstly, it is considered that the continued activation of these uses for a temporary period to support the delivery of the wider development within the King’s Cross Growth Area would support Policy G1 (Delivery and Location of Growth) and this temporary use would be in accordance with the area priorities. Principally, the continued use of these units for a temporary period will ensure that they are contributing to the delivery of a high quality, active, vibrant and safe place.

The temporary use of these units for commercial (B1 Use) supports the aspirations of Policy E1 (Economic Development) which outlines the Council’s support for the delivery of a successful and inclusive economy. It is considered that the continued use of these units for commercial purposes will not only support the delivery of wider growth within the King’s Cross Growth Area but will provide high quality floorspace for commercial activity in accordance with Policy E1.

The proposed layout of the uses has not changed since the original permission nor does this S73 seek to increase or amend the floorspace. These proposals do not seek to make any alterations to the access.

It is considered that overall these proposals seek to make a minor amendment to the currently approved development at the Western Transit Shed, and whilst this application seeks the extension to this temporary consent it is not considered that this extension would hinder the implementation of the wider Kings Cross Central development.

We have submitted the supporting documentation (with the exception of the payment of £234.00 to cover the application fee, which has been paid to the London Borough of Camden) online via the planning portal (RN: PP-07526578).

- Completed application form and Certificate B (dated 04 January 2019); and,
- Community Infrastructure Levy Form;

In addition, we would appreciate if the contents of this letter could be considered alongside the application documents.

Summary

We consider that the proposed amendments are minor in nature and would not hinder the overall development and delivery of the King's Cross Central development, rather the continued use of these units would continue to activate and support this delivery by providing high quality commercial floorspace. The proposed extension of time does not require any amendments to the layout, access or use of the units.

We trust you have all of the necessary information to register this application but if you have any queries or require anything further please contact me or my colleague Matthew Gore (Matthew.Gore@cbre.com) as soon as possible.

Yours faithfully,



LAURA MORRIS
SENIOR PLANNER

CC. Adam Stanford – Google UK Ltd.