

Application ref: 2018/5315/P  
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Date: 22 January 2019

**Development Management**  
Regeneration and Planning  
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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)

### **Full Planning Permission Granted**

Address:

**Canal Square  
Pavilion G  
Building R7  
Kings Cross Central  
York Way  
London**

Proposal: Erection of three artwork structures on rooftops of Pavilion G and Building R7 and on Canal Square with two associated interpretation panels for a temporary two year period.

Drawing Nos: Submission statement dated October 2018, Cover letter dated 31/10/2018, KXC-PLAN-PLAP-31-A-P01 P01.1, 036972-02-12 R1, A1/1985/105, A1/1985/104, A1/1985/103, A1/1985/102

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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: Submission statement dated October 2018, Cover

letter dated 31/10/2018, KXC-PLAN-PLAP-31-A-P01 P01.1, 036972-02-12 R1, A1/1985/105, A1/1985/104, A1/1985/103, A1/1985/102

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

- 3 The structures hereby permitted are for a temporary period only and shall be removed on or before 22nd January 2021.

Reason: The type of structure is not such as the Council is prepared to approve, other than for a limited period, in view of its appearance. The permanent retention of the structure would be contrary to the requirements of policies D1 and D2 of the Camden Local Plan 2017.

#### Informatives:

- 1 Reasons for granting permission.

Planning permission is sought for the erection of three interactive semaphore signal structures across the Kings Cross Central site for a temporary two year period. The three structures would be located on Canal Square at ground level, the rooftop of Pavilion G and the rooftop of Building R7. The two associated interpretation panels would be located in Granary Square and Canal Square.

The size, scale and design of the proposed semaphore structures are considered to represent interesting and high quality pieces of public art that would engage both local residents and visitors to the site. Although contemporary in their appearance, the proposed semaphores are a reference to a historic mode of long distance communication used in a number of contexts including railway travel. The proposals are therefore considered to appropriately respond to the historic context of the Kings Cross Central site, as a major transport hub, albeit in the form of a modern art installation.

Given the above, the proposed semaphore structures are considered to be high quality pieces of public art that would not cause harm to the appearance of the host buildings and the character of the surrounding area, particularly as they would be in situ for a temporary two year period.

The proposals have been reviewed by the Council's Transport Officer who is satisfied that the siting of the proposed semaphores and associated panels would not restrict pedestrian flow in the area and are considered acceptable given their temporary nature.

The proposed development would not cause harm to the amenity of any nearby residential properties in terms of loss of light, outlook or privacy. No objections were received following statutory consultation. The site's 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 D1, D2 and A1 of the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2016 and National Planning Policy Framework 2018.

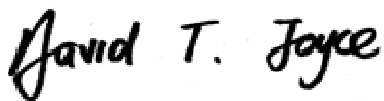
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 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, 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.

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



David Joyce  
Director of Regeneration and Planning