

Application ref: 2018/6134/P
Contact: Gavin Sexton
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Date: 13 February 2019

Development Management
Regeneration and Planning
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www.camden.gov.uk/planning

Mr Joshua Steer
4 Stable Street
London
N1C 4AB

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

King's Cross Central
Stable Street
London
N1C 4AB

Proposal:

Addition of traffic management measures on Stable Street and eastern edge of Cubitt Square, including kerb build-outs and bollards.

Drawing Nos: Existing drawings: KXC-PLAN-PLAP-44-A-P01 rev 01; KXC-PLAN-PLAP-45-A-P01 rev 01; Town279(08)5324 R00 (Existing location plan).

Proposed drawings: Prefix TOWN279(08): 5314 R05 (Surface Finishes and Detail Tag Location Plan), 6101-1 R02 (Stainless Steel Automatic Bollard); 6102-1 R02 (Stainless Steel Lipstick Shaped Fixed Bollard); 6103-1 R02 (Stainless Steel Fixed Bollard); 6104-1 R02 (Stainless Steel Removable Bollard); SK160119 (Stable Street bollard dimensions). PBA drawing 20227/2033/700/03 (Kerb setting out).

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 street, unless otherwise specified in the approved application.

Reason: To safeguard the character and appearance 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 drawings:

KXC-PLAN-PLAP-44-A-P01 rev 01; KXC-PLAN-PLAP-45-A-P01 rev 01;
Town279(08)5324 R00 (Existing location plan).
Proposed drawings: Prefix TOWN279(08): 5314 R05 (Surface Finishes and Detail Tag Location Plan), 6101-1 R02 (Stainless Steel Automatic Bollard); 6102-1 R02 (Stainless Steel Lipstick Shaped Fixed Bollard); 6103-1 R02 (Stainless Steel Fixed Bollard); 6104-1 R02(Stainless Steel Removable Bollard); SK160119 (Stable Street bollard dimensions). PBA drawing 20227/2033/700/03 (Kerb setting out).

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

Informative(s):

- 1 Reasons for granting permission.

Stable Street is a key part of the pedestrian route which links King's Cross station with the northern reaches of King's Cross Central via Granary Square. The layout and design of Stable Street was agreed in 2008 as part of the Eastern Goods Yard (EGY) approval 2007/5228/P and the on-street servicing arrangements and detailed layout of the footway were revised by 2012/4348/P.

The recent pedestrianisation of Granary Square (approved under 2017/4642/P) and the opening of the Coal Drops Yard and Fish and Coal Building means that the area has high levels of pedestrian activity at all times. The proposals seek to add new traffic management measures in order to better manage servicing and vehicle movements on Stable street. The aim is to prioritise pedestrian movement in the area, maintain two way cycling along Stable Street, support low-impact servicing of the nearby retail units and minimise the opportunities for conflict between vehicles and pedestrians/cyclists.

The carriageway would be narrowed with pavement buildouts at the northern bollard line. Automatic rising (retractable) bollards in the carriageway at the northern end of Stable Street would allow vehicle access during agreed servicing hours and will be used to control entry by vehicles outside of those hours. The retractable bollards will be managed by King's Cross Estate Services (KCES) security team. If a vehicle wishes to access Stable Street

after the servicing hours they will call the security team via the intercom located on the western buildout. The security office is manned 24 hours a day and will have a management plan to decide which vehicles are able to access the street. Fixed and removable bollards would be used elsewhere to ensure that vehicles cannot access Stable Street by diverting off-road.

The proposals give increased emphasis and priority to sustainable forms of transport, in accordance with policy T1, by using design measures where possible and only using direct intervention in the form of bollards where no alternative is appropriate or practical. The proposals would integrate well with the surrounding streets and incorporate high quality landscaping which is characteristic of the area, in accordance with policy D1. The proposals would preserve the character and appearance of the Regents Canal Conservation Area.

The measures would increase the safety of the site for those walking and cycling whilst maintaining their freedom of movement, which is consistent with policy C5. Accessibility for the physically and visually impaired has been considered as part of the design. A contrasting strip will be used to ensure the bollards are visible to the visually impaired and raised kerb lines will also be maintained. The proposals will provide an inclusive pedestrian friendly public realm in accordance with policy C6.

The use of street furniture such as benches and planters along the west boundary with Lewis Cubitt Square is supplemented by minimal addition of bollards to ensure that vehicles cannot access the street by avoiding the main carriageway. The proposals have been reviewed by the Council's highway engineers who accept the design. Overall the proposals accord with sustainable transport policies T1, T2 and T3.

The development, once in place, would have no impact on quality of local residential amenity.

No objections have been received in relation to the proposals.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Regent's Canal Conservation Area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposal is in general accordance with policies A1, C5, C6, D1, D2, T1, T2 and T3 of the Camden Local Plan 2017, the London Plan 2016, and the National Planning Policy Framework 2018.

- 2 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106

agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.

- 3 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

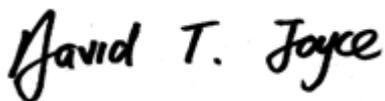
- 4 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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 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