

Application ref: 2019/0076/P  
Contact: Patrick Marfleet  
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Date: 28 February 2019

**Development Management**  
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CBRE  
Henrietta House  
Henrietta Place  
London  
W1G 0NB

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

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

Address:

**Western Transit Shed**  
**16 - 21 Stable Street**  
**London**  
**N1C 4AB**

Proposal:

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 31/03/19.

Drawing Nos: CBRE cover letter dated 04 Jan 2019

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

Condition(s) and Reason(s):

- 1 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.

Reason: The use is not such as the Council is prepared to approve, other than for a limited period, in view of its potential to hinder the implementation of the Kings Cross Central development (planning reference 2004/2307/P) of which

the site forms part. The permanent retention of the use and structures would be contrary to the requirements of policies G1 (Delivery and location of growth), and DM1 (Delivery and monitoring) of the Camden Local Plan 2017.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: CBRE cover letter dated 04 Jan 2019.

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

Informative(s):

- 1 Planning permission was granted in 2013 (ref: 2013/1261/P) for the temporary use of the ground floor units at 16-21 Stable Street as site offices for a 5 year period, with the units reverting back to their designated A1-A5 use by May 2018. The temporary period was extended through a s.73 application (2018/1990/P) until 31/12/18.

The current application seeks to extend the temporary office use of the site again until 31st March 2019. Whilst a significant amount of the northern Kings Cross Central site has now been developed works are still ongoing, and in the case of Plot S2, the site has experienced minor delays to their completion. As a result, the temporary site offices along Stable Street are required to remain in situ for a slightly longer period than was initially envisaged to help facilitate the implementation of the wider King's Cross Central development.

Whilst a number of residential developments are now complete or nearing completion on the Kings Cross Central site, it is not considered that the continued use of these retail units as office space until the end of March 2019 would have a detrimental impact on neighbouring residents or the area generally, particularly as other retail and food and drink uses are provided elsewhere on the site.

No external changes or access alterations are proposed as part of the application. There are no residential properties immediately adjoining the site which could be impacted by the continued office use in terms of noise disturbance and a restriction of the hours of operation is not considered necessary in this instance.

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.

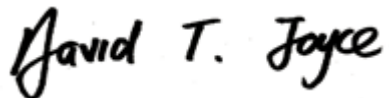
As such, the proposal is in general accordance with policies D1, D2, A1, G1 and DM1 of the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2016 and National Planning Policy Framework 2019.

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 2019.

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