

<b>LDC (Proposed) Report</b>		<b>Application number</b>	2019/3426/P
<b>Officer</b>		<b>Expiry date</b>	
Ben Farrant		28/08/2019	
<b>Application Address</b>		<b>Authorised Officer Signature</b>	
Hanson Ready-mixed Concrete King's Cross British Rail Goods Yard Freight Lane, off York Way London Kings Cross N1 0AU			
<b>Conservation Area</b>		<b>Article 4</b>	
N/A		N/A	
<b>Proposal</b>			
Replacement of concrete plant and equipment including the installation of 1 x water tank and erection of addition to house plant/machinery.			
<b>Recommendation:</b>	Grant Lawful Development Certificate		

The Town and Country Planning (General Permitted Development) (England) Order 2015 sets out in Schedule 2, Part 7, Class I - 'Developments Relating to an Industrial Process'. The Part states:

*Development carried out on industrial land for the purposes of an industrial process consisting of—*

- (a) the installation of additional or replacement plant or machinery;*
- (b) the provision, rearrangement or replacement of a sewer, main, pipe, cable or other apparatus, or*
- (c) the provision, rearrangement or replacement of a private way, private railway, siding or conveyor.*

*Development not permitted*

*1.1 Development described in Class I(a) is not permitted if—*

- (a) it would materially affect the external appearance of the premises of the undertaking concerned; or*
- (b) any plant or machinery would exceed a height of 15 metres above ground level or the height of anything replaced, whichever is the greater.*

The application proposes to replacement of concrete plant and equipment including the installation of 1 x water tank and erection of addition to house plant/machinery. Details of the addition have been provided, including an internal layout and description of the proposed alterations. The addition is required to facilitate the installation of additional plant

which would be housed inside and is therefore considered in this instance to constitute '*the installation of additional or replacement plant or machinery*'. As such, the proposal can be considered under subsection (a) of Schedule 2, Part 7, Class I of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended.

Under the conditions of Class I, none of the proposed works would exceed 15m in height. The proposal therefore also complies with condition (b) of Class I.

Condition (a) requires an assessment of the scheme to determine whether the works would '*materially*' affect the external appearance of the premises of the undertaking concerned.

The building itself is not sensitive (listed or otherwise), nor in a sensitive area. Whilst the building would clearly be altered, it would not be immediately prominent in public views. Where it would be visible, it would be within the context of the existing heavy industrial site, with existing similar plant and buildings. Given the siting, scale and design of the proposal, the site and surrounding context, and views achievable of the proposed works, it is considered that the proposed development would not serve to materially affect the external appearance of the premises of the undertaking concerned. The proposal is therefore considered to comply with condition (a) of Class I.

Given the above assessment, I am satisfied that the proposed development would comply with Class I, Part 7 of Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015 as amended.