

Application ref: 2019/4477/P
Contact: Patrick Marfleet
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Date: 5 November 2019

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

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Argent
4 Stable Street
King's Cross
London
N1C 4AB

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Unit 5
3 Pancras Square
London
N1C 4AG

Proposal:

Use of ground floor unit as office space (Class B1a) and reconfiguration of basement layout to provide staff room and toilets for Kings Cross Estate Management Team.

Drawing Nos:

KXC-ES-B0-001-A-STL-10-03100 P17, KXC-ES-B0-001-A-STL-10-03101 P17, KXC-ES-B0-001-A-STL-10-E1000 P17, KXC-ES-B0-001-A-STL-10-E1001 P17, KXC-ES-B0-001-A-STL-10-E1002 P17, KXC-ES-B0-001-A-STL-20-01100 P17, KXC-ES-B0-001-A-STL-20-01101 P17, KXC-ES-B0-001-A-STL-20-01102 P17, KXC-ES-B0-001-A-STL-20-03300 P17, KXC-ES-B0-001-A-STL-20-03301 P17, KXC-ES-B0-001-A-STL-20-03302 P17, KXC-ES-B6-001-A-STL-10-03200 P17, KXC-ES-B6-001-A-STL-10-E1003 P17, KXC-ES-B6-001-A-STL-10-E1004 P17, KXC-ES-B6-001-A-STL-20-01200 P17, KXC-ES-B6-001-A-STL-20-01201 P17, KXC-ES-B6-001-A-STL-20-01202 P17, KXC-ES-B6-001-A-STL-20-03400 P17, KXC-ES-B6-001-A-STL-ZZ-02000 P17, KXC-ES-ZZ-001-A-STL-10-01000 P17, KXC-ES-ZZ-001-A-STL-10-01001 P17, KXC-ES-ZZ-001-A-STL-10-01002 P17, KXC-ES-ZZ-001-A-STL-10-01003 P17, KXC-STL-ZZ-ZZ-SC-A-ZZ-07000 P17, Submission Statement dated August 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 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 building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character 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 plans:
KXC-ES-B0-001-A-STL-10-03100 P17, KXC-ES-B0-001-A-STL-10-03101 P17, KXC-ES-B0-001-A-STL-10-E1000 P17, KXC-ES-B0-001-A-STL-10-E1001 P17, KXC-ES-B0-001-A-STL-10-E1002 P17, KXC-ES-B0-001-A-STL-20-01100 P17, KXC-ES-B0-001-A-STL-20-01101 P17, KXC-ES-B0-001-A-STL-20-01102 P17, KXC-ES-B0-001-A-STL-20-03300 P17, KXC-ES-B0-001-A-STL-20-03301 P17, KXC-ES-B0-001-A-STL-20-03302 P17, KXC-ES-B6-001-A-STL-10-03200 P17, KXC-ES-B6-001-A-STL-10-E1003 P17, KXC-ES-B6-001-A-STL-10-E1004 P17, KXC-ES-B6-001-A-STL-20-01200 P17, KXC-ES-B6-001-A-STL-20-01201 P17, KXC-ES-B6-001-A-STL-20-01202 P17, KXC-ES-B6-001-A-STL-20-03400 P17, KXC-ES-B6-001-A-STL-ZZ-02000 P17, KXC-ES-ZZ-001-A-STL-10-01000 P17, KXC-ES-ZZ-001-A-STL-10-01001 P17, KXC-ES-ZZ-001-A-STL-10-01002 P17, KXC-ES-ZZ-001-A-STL-10-01003 P17, KXC-STL-ZZ-ZZ-SC-A-ZZ-07000 P17, Submission Statement dated August 2019

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

Planning permission is sought for the use of an existing ground floor commercial unit (Unit 5) within Building B6 as B1a office space to be occupied by the Kings Cross Estate Management team. Permission is also sought for the part use of the shared Zone B basement to provide ancillary facilities to the office space including a staff room, meeting rooms and shower/changing rooms. The only external alteration proposed is the installation of a projecting blade size above the ground floor entrance.

At ground floor the proposals include the installation of a new mezzanine level which would provide a workspace area for staff and would be located above

the proposed reception area and meeting room space. At basement level -03 the proposals seek to convert an existing store/refuse store into staff welfare facilities and a meeting room. At level -02 an existing cleaning store will be reconfigured to accommodate a female changing area whilst a new mezzanine level will be installed above the existing motor cycle and disabled parking bays to accommodate the male changing facilities. The size and location of the proposed blade sign would be in-keeping with the pattern of signs to the host and nearby buildings and is considered acceptable.

The existing ground floor unit currently has a flexible retail use attached to it which was granted as part of the Reserved Matters application for the building (ref: 2014/4125/P). However, due to the challenging retail market and location of the site, away from the main pedestrian routes of Kings Boulevard and Pancras Square, the unit has been unable to attract a tenant and remained vacant since construction was completed. Therefore, the proposed use of the unit as a base for the Estate Management Team is considered an appropriate alternative use for the site and will help to activate this particular part of the building. Furthermore, the proposed use is not considered to undermine the level or quality of retail provision across the wider Kings Cross Central given the existing retail units along Kings Boulevard and Pancras Square, and the recently opened Coal Drops Yard retail development.

Cycle parking will be provided through the existing 90 spaces approved within Building B4 basement under permission ref 2011/4743/P. These spaces were approved as unallocated spaces and have been underused ever since, as such they are considered appropriate for use by the estate management staff. The proposals would have no impact on existing servicing and delivery arrangements.

There are no residential properties surrounding the site and the proposal would not cause harm to neighbouring amenity as a result. 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 A1, D1, D2, E1 and T1 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.

- 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.

- 4 This permission is granted without prejudice to the necessity of obtaining consent under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007. Application forms may be obtained from the Council's website, www.camden.gov.uk/planning or the Camden Contact Centre on Tel: 020 7974 4444 or email env.devcon@camden.gov.uk).

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



Daniel Pope
Chief Planning Officer