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Hampstead Road
London
NW1 2BX

Application Ref: **2015/1003/P**
Please ask for: **Angela Ryan**
Telephone: 020 7974 **3236**

10 April 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:

**Plot S5
King's Cross Central
Canal Reach
London
N1**

Proposal: Variation of Condition 2 attached to planning permission dated 15/01/2015 ref: 2014/7852/P to extend the hours of operation of the cafe from 1000hrs to 1600hrs Wednesdays to Fridays and 1100hrs to 1600hrs every first Sunday of the month to 0800hrs to 2000hrs Mondays to Sundays.

Drawing Nos: Site location plan (Ref: GA 001 Rev A); SK 001; and Covering letter from UCL Bartlett School of Architecture dated 14/02/2014.

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

Conditions and Reasons:

- 1 For the purposes of this decision, Condition 2 of planning permission 2014/7852/P shall be replaced with the following condition:



REPLACEMENT CONDITION 2

The cafe use hereby permitted shall not be carried out outside the following times:
0800hrs to 2000hrs Monday to Sunday.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP12, DP26, and DP28 of the London Borough of Camden Local Development Framework Development Policies.

Informatives:

1 Reasons for granting planning permission

The proposed variation of Condition 2 to change the hours of operation of the café from 1000hrs to 1600hrs Wednesdays to Fridays and 1100hrs to 1600hrs every first Sunday of the month to 0800hrs to 2000hrs Mondays to Sundays is considered to be appropriate in the location. As the café is located 43m away from the nearest residential building located to the north-west and 32m from the nearest residential building located to the east it is considered that the proposal would not significantly impact on existing residential amenity, by way of the creation of noise nuisance at unsociable hours or by virtue of cooking smells and fumes.

No objections have been received, although one comment was received from Network Rail confirming that no objections are raised in respect of the proposal. The site's planning history was taken into account when coming to this decision.

As such, the proposed development is in general accordance with policy CS5 of the London Borough of Camden Local Development Framework Core Strategy, and policy DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with paragraphs 14, and 17 of the National Planning Policy Framework.

2 This approval under Section 73 of the 1990 Act effectively varying the relevant condition of the previous planning permission (Ref: 2014/7852/P) is subject otherwise to the same terms, drawings (with the inclusion of the drawings attached to this permission), conditions as attached to the previous planning permission. This includes Condition 1 providing for a 3 year time period for implementation which for the avoidance of doubt commences with the date of the original decision (and not this variation).

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

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, appearing to read 'Ed Watson', with a stylized, flowing script.

Ed Watson
Director of Culture & Environment