

Mr Patrick Marfleet  
Regeneration and Planning  
Supporting Communities  
London Borough of Camden  
2nd Floor  
5 Pancras Square  
London  
N1C 4AG

14<sup>th</sup> August 2020

Dear Patrick,

**KING'S CROSS CENTRAL – FULL PLANNING APPLICATION FOR CHANGE OF USE OF PART OF THE GROUND FLOOR OF THE FISH AND COAL BUILDING, FROM B1 OFFICE USE TO A3/A4 USE TO EXTEND THE EXISTING RESTAURANT/BAR AND ASSOCIATED ADVERTISEMENT CONSENT**

On behalf of King's Cross Central General Partner Limited (KCCGPL), please find enclosed a Full Planning application for the change of use of 75 sqm of existing B1 office floorspace in the Fish and Coal Building, King's Cross Central, to A3/A4 use, to extend the area of the existing restaurant and bar (in A3/A4 use) to an additional bar area at ground floor; and an associated application for advertisement consent.

Accordingly, we enclose the appropriate application form, a cheque for £594.00 being the requisite planning fee, and the following drawings which support the application:

For information:

1. Drawing EST002\_CDB 001 Existing Ground Floor Plan
2. Drawing EST002\_CDB 004 Existing North Elevation

For Approval:

3. Drawing EST002\_CDB 100 Proposed Ground Floor Plan
4. Drawing EST002\_CDB 101 Proposed Ground Floor Enlarged Plan
5. Drawing EST002\_CDB 200 Proposed North Elevation
6. Drawing EST002\_CDB 201 Proposed North Enlarged Elevation
7. Drawing EST002\_CDB 500 projecting Signage Detail
8. Drawing EST002\_CDB 501 Neon Signage Detail

The following section describes the proposals.

**King's Cross Central Limited Partnership**

4 Stable Street, London N1C 4AB

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**King's Cross Central Limited Partnership** (a limited partnership formed under the provisions of the Limited Partnerships Act 1907 registration number LP12617) of 4 Stable Street King's Cross London N1C 4AB acting by its general partner **King's Cross Central General Partner Limited** (company registration number 6387691) having its registered office at 4 Stable Street aforesaid.

## THE PROPOSALS

The Fish and Coal Building is an iconic heritage building, situated in the heart of the King's Cross Estate. It enjoys a prominent position, immediately southwest of Granary Square and bounded to the south by the Regent's Canal. It forms part of the primary gateway into the north of the estate, to the new Coal Drops Yard retail and restaurant development, as well as Stable Street to the north of the estate and beyond.

The building is in use by a single operator, a prominent British lighting/furniture design company that occupies the whole building; offices to the eastern side of the building, and a mix of retail and restaurant uses to the west. The Coal Office restaurant and bar is located at ground and first floor, as well as within the newly build conservatory; and a mix of A1 retail in the Arches at canal level, a fitting gateway to the adjacent Coal Drops Yard retail offer.

Details of Reserved Matters of the Outline Planning Permission for King's Cross Central, with reference 2004/2307/P, were approved for the Fish and Coal building, including some of the Eastern Wharf Road Arches ('the Arches'), in October 2014 (reference 2014/5272/P), alongside a full planning permission (reference 2014/5273/P) for a conservatory extension to Block 4 of the Fish and Coal building. The floorspace approved pursuant to the Reserved Matters submission, comprised office (Use Class B1) floorspace on the eastern side of the building, and restaurant/bar (A3/A4) floorspace on the western side, including within the Arches at canal level. The full planning permission permitted an additional 82m<sup>2</sup> of A3/A4 floorspace within the conservatory.

An application for the approval of details of Condition 27 of the Outline Planning Permission in respect of the use of the Arches was approved December 2017, with reference 2017/5889/P.

That submission amended the permitted use of part of the Arches at Canal Level from restaurant/bar (Class A3/A4) to retail (Class A1), to support the proposal for a retail concept by the same occupier, within these arches.

The remaining area of approved A3/A4 use within the building is currently in operation as the Coal Office Restaurant, which occupies part of the ground and first floors of the building, alongside the adjacent B1 office space to the east. This application seeks to change the use of a small amount (75sqm) of existing B1 office space at ground floor, adjacent to the current restaurant and bar, also to A3/A4 use, as the operator would like to expand the Coal Office offer by creating a bar area at ground floor. This application seeks planning permission for that change of use, along with an external seating area, and advertisement consent is sought for the associated external blade sign and new internally illuminated signage for the bar.

The proposal is to expand the A3/A4 use to an area of 75sqm at ground floor to the east of the existing restaurant, to create a bar area that operates as an extension to the existing restaurant, which can also be served by the restaurant kitchen to offer a bespoke food section as required.

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# King's Cross

In its location within the iconic Fish and Coal Building fronting Granary Square, The Coal Office has become a destination restaurant within the King's Cross Central estate. Its success, combined with the reasonably intimate setting within the narrow historic building has led to the operator to look to expand the offer, extending the space slightly into their office area to the east of the Coal Office restaurant. The concept is to create a bar area in this space, with its own name, the Coal Drop, where visitors can sit to have a drink or a light food offer before being brought through to dinner; or enjoy a drink or cocktail in its own right within the bar area. Creating this space will also free up some of the space occupied by the existing bar located within the restaurant, to create additional space and flexibility, enhancing the smooth operation of the restaurant and bar.

The proposals create an additional entrance to the offer as well; an existing door to the building, further to the east of the current entrance, is now proposed to be the main entrance, as shown on the drawings submitted with this application. This newly proposed entrance will be used to welcome visitors to the bar, restaurant and office space. A member of reception staff will be situated here to greet people and guide them into the bar in the first instance. Customers can either use the bar solely for socializing over a drink or as an area to enjoy a pre-dinner drink. The current entrance to the Coal Office further to the west, is proposed to become the exit for both the bar and restaurant, which both reduces congestion at the entrance of the restaurant, and also has been designed with recent Covid-19 restrictions in mind as it better allows customers to maintain safe distances and separates the process of entering and exiting the restaurant and bar.

This application also includes an outdoor seating area for the bar; and advertisement consent is sought for two pieces of signage; one blade sign in the same style as the existing blade signs on the building, located adjacent to the newly proposed entrance, and an internally illuminated sign behind the glazing. Details of all of the above are included within the drawings submitted with this application, and described further below.

## Design

The design concept for the space will echo the existing Coal Office restaurant and fit seamlessly into the restaurant offer within the building, which has been designed with sympathy and flair within the iconic heritage Fish and Coal building and the surrounding historic architectural context.

None of the works for the internal fit out require planning permission. Existing architectural features such as the weathered Victorian brickwork and hefty iron pillars will be showcased and left in full visibility within the bar area together with the use of simple, honest materials used confidently to create the space. The plasterboard walls built during the recent renovation of the building will be clad in natural dark charred cork. This cork will also be massed into solid blocks creating several fitted elements including the bar, shelving and a low intimate love seat overlooking the canal. This scorched material paired with a solid black high gloss resin floor and accents of charred timber are all a subtle nod to the buildings coal trading origins. The use of loose furniture in the space is in part a response to the current Covid-19 pandemic, where maintaining as much flexibility as possible, both inside and outside, is preferable, to respond to best practice and changing events as they emerge.

The outdoor seating for the bar is proposed to be located just outside the windows of the bar. This area will consist of movable furniture, namely 5 circular white marble tables each surrounded by 4 aluminum seats and providing shade and shelter overhead will be 3 large black parasols to match the existing parasols used in the exterior area of the restaurant, further along the wharf road viaduct, and in keeping with the existing established aesthetic. These parasols are commercial grade and although movable if

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needed and not affixed to the ground they will be securely weighted by a substantial footplate and flagstones for safety.

The projecting blade sign is created from dark steel sheeting with the "Coal Drop" logo laser cut from it and welded to a box frame. This will be illuminated internally and will closely match the existing signage for the restaurant and retail unit. The second signage element will sit internally but will be visible from the exterior. This will be a white slim simple neon glass tubing made using traditional methods. This style of handcrafted neon signage references bars from 1920's onwards and is in keeping with signage used in the Coal Office restaurant already and has become a popular choice with neighboring retail units within Coal Drops yard also.

## **Access**

The access and inclusivity statement that was approved under RM approval reference 2014/5272/P will not be changed by the proposals. For less able visitors entry to the bar and restaurant will be through the same route as all guests. On entry, and before arriving at the short staircase of 5 steps the customer will turn to the left and use the elevator to bring them up to the main level of the bar and restaurant. A larger, disabled toilet is available for use by all visitors, located at ground floor level.

## **Servicing, Deliveries and Refuse collection**

The existing strategy for servicing, refuse collection and deliveries to the building will not be impacted by the proposals; the strategy will remain as that approved under RM submission reference 2014/5272/P. That is, servicing and deliveries will take place from the loading bay on Stable Street between the hours of 7-9am Monday to Saturday and refuse is collected from the back of house entrance at Canal Level, and managed by King's Cross Estate Services.

## **Opening Hours**

The opening hours are as follows:

Sunday- Wednesday 12noon – 12am

Thursday – Saturday 12noon – 1am

## **Car and Cycle Parking**

Car Parking is not included within the scheme, and cycle parking for visitors to the bar, as to the restaurant, can be found in the public realm along the Wharf Road Viaduct, within Granary Square and the Coal Drops Yard, and within the wider estate.

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## Floorspace

The approval of details of condition 27 of the Outline Planning Permission in respect of the change of use from A3/A4 to A1 (with reference 2017/5889/P) in the Fish and Coal Building resulted in the following floorspace position in table 1.

Floor	Office Use (B1) (m <sup>2</sup> )	Retail Excluding Conservatory (Class A1-A5)		Total	Retail Use Within Conservatory (A3/A4) (m <sup>2</sup> ) (Separate Application)	Other Excluded Infrastructure and Utilities Elements, Plant, Cycle and Refuse Stores
		Restaurant/Bar Use Excluding Conservatory (A3/A4) (m <sup>2</sup> )	Retail Use (A1) (m <sup>2</sup> )			
Canal	514	98	584	<b>1,196</b>	n/a	223
Ground (viaduct)	320	243	0	<b>563</b>	n/a	16
First	315	38	0	<b>353</b>	82	37
Second	293	0	0	<b>293</b>	n/a	19
Roof	0	0	0	<b>0</b>	n/a	47
<b>Total</b>	<b>1,442</b>	<b>963</b>		<b>2,405</b>	<b>82</b>	<b>342</b>

Table 1: Floorspace figures floor by floor (gross external area in m<sup>2</sup>) as approved by 2017/5889/P

The below table 2 shows the position with the change of use proposed in this application.

Floor	Office Use (B1) (m <sup>2</sup> )	Retail Excluding Conservatory (Class A1-A5)		Total	Retail Use Within Conservatory (A3/A4) (m <sup>2</sup> ) (Separate Application)	Other Excluded Infrastructure and Utilities Elements, Plant, Cycle and Refuse Stores
		Restaurant/Bar Use Excluding Conservatory (A3/A4) (m <sup>2</sup> )	Retail Use (A1) (m <sup>2</sup> )			
Canal	514	98	584	<b>1,196</b>	n/a	223
Ground (viaduct)	<b>245</b>	<b>318</b>	0	<b>563</b>	n/a	16
First	315	38	0	<b>353</b>	82	37
Second	293	0	0	<b>293</b>	n/a	19
Roof	0	0	0	<b>0</b>	n/a	47
<b>Total</b>	<b>1,367</b>	<b>1,038</b>		<b>2,405</b>	<b>82</b>	<b>342</b>

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*Table 2: Floorspace figures floor by floor (gross external area in m<sup>2</sup>) proposed by this application (changes in red)*

## Planning policy Context

The relevant local planning policies are summarised below.

### Camden Local Plan (July 2017)

LB Camden's LDF, specifically the Camden Core Strategy and Development Policies documents (2010-2025) adopted in November 2012, was replaced by the Local Plan on 3 July 2017. The policies of the Local Plan concerning food, drink and entertainment uses are elaborated by the Camden Planning Guidance on Town Centres (the 'CPG Town Centres') adopted in March 2018.

Also relevant is the Regent's Canal Conservation Area Appraisal and Management Strategy, adopted on 11 September 2008, which defines the special character of the conservation area in which the application site is located.

The vision statement for the Local Plan states that Camden should be "a place where everyone has a chance to succeed and where nobody gets left behind. A place that works for everyone". It includes strategic objectives to create conditions for growth in the most appropriate and sustainable locations, and to harness the benefits of this growth so that it meets the needs of Camden's communities for homes, jobs and services. This includes the promotion and support of growth areas in King's Cross, among others, and the strengthening of Camden's nationally important economy in terms of business and employment, shopping and entertainment and tourism.

These are reflected in the overarching Growth and Spatial Strategy in the plan, captured in Policy G1. That Policy promotes a concentration of development in the growth area of King's Cross and states that the Council will promote the most efficient use of land and buildings in Camden by:

"A) supporting development that makes best use of its site, taking into account quality of design, its surroundings, sustainability, amenity, heritage, transport accessibility and any other considerations relevant to the site."

In relation to the King's Cross Growth Area, the supporting text to Policy G1 states that the Council's aspiration is "to secure the development of high quality, successful, attractive, vibrant and safe places with a mix of uses, in particular, ...retail [and] leisure... uses which support and increase the borough's contribution to London's role as a World business, commercial and cultural centre."

Policy C6 explains how the Council will seek to promote fair access and remove barriers preventing everyone from accessing facilities and opportunities, including expecting all buildings and places to meet the highest practicable standards of accessible and inclusive design.

Policy E1 seeks to secure a successful and inclusive economy in Camden. Relevant to this proposal, the Council will:

\* Support businesses of all sizes, in particular start-ups, small and medium sized enterprises (part a); and

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\* Recognise the importance of other employment generating uses including retail, education, health, markets, leisure and tourism (part i).

Policy A1 sets out the general approach by the Council to protect the quality of life of occupiers and neighbours by resisting development which causes unacceptable harm to amenity, whilst Policy A4 seeks to ensure that noise and vibration is controlled and managed. Policy TC4 builds on these policies by setting out the Council's specific approach to protecting amenity from the impact of food, drink and entertainment uses. In particular, the policy states that the Council will ensure that the development of food and drink uses (among others) does not cause harm to the character, function, vitality and viability of a centre, the local area or the amenity of neighbours. The considerations relevant to the current proposal include:

- \* the cumulative impact of food, drink and entertainment uses, taking into account the number and distribution of existing uses and non-implemented planning permissions and any record of harm caused by such uses;
- \* the Council's expectations for the mix and balance of uses within frontages for each centre;
- \* the individual planning objectives for each centre, as set out in the CPG Town Centres;
- \* the impact of the development on nearby residential uses and amenity and any prejudice to future residential development;
- \* parking, stopping and servicing and the effect of the development on ease of movement on the footpath;
- \* noise and vibration generated either inside or outside of the site;
- \* fumes likely to be generated and the potential for effective and unobtrusive ventilation; and
- \* the potential for crime and antisocial behaviour, including littering.

Policy D1 confirms that the Council will seek to secure high quality design in development and will resist development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

The current proposal also includes details of signage to advertise the Coal Drop Bar. Consequently, Policy D4, which deals with advertisements, is relevant to this application. Policy D4 requires advertisements to preserve or enhance the character of their setting and host building and respect their form, fabric, design and scale. Further, advertisements must be of the highest standard of design, material and detail.

Policy TC1 confirms that the Council will focus new shopping and related town centre uses (including food and drink) in Camden's designated growth areas, including King's Cross.

Finally, in relation to transport, Policy T1 seeks to promote sustainable transport by prioritising walking, cycling and public transport in the borough through, for example, ensuring developments are easy and safe to walk through and are adequately lit; and providing accessible, secure cycle parking facilities exceeding minimum standard outline in the London Plan and meeting the design standards in the CPG on Transport. In terms of car parking, Policy T2 supports a limit on the availability of parking and requires all new developments in the area to be car-free (save for spaces designated for disabled people where necessary and/or spaces that are essential operational or servicing needs).

The proposal, as described above, represents a very small uplift in space within an already established and popular restaurant and bar within the King's Cross estate. The proposals are of the highest design standards and will add to the character of the immediate area and the surrounding context. The location, within the Fish and Coal building in King's Cross is not close to residential development and therefore will not cause any harm to the amenity of residents in the estate or the borough. The

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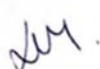
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# King's Cross

proposals will fall into the same management as the existing and established Coal Office Restaurant and Bar, which is a popular and valuable contribution to the King's Cross estate and the wider offer in the London Borough of Camden.

I trust that you will find this application to be in order, and I look forward to receiving confirmation that the application has been validated. However, please do not hesitate to contact me should you have any queries or require any further information.

Yours sincerely,



**Laura Murray**  
Planning Manager

Enc.

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