

Application ref: 2020/0748/P
Contact: Jennifer Walsh
Tel: 020 7974 3500
Email: Jennifer.Walsh@camden.gov.uk
Date: 7 September 2020

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

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Argent LLP
4 Stable Street
London
N1C 4AB

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**Building Q2
King's Cross Central
York Way
London
N1C 4UZ**

Proposal:

Temporary use of Q2 as a Construction Skills Training Centre (Class D1) and public fitness suite (Class D2) for 3 years

Drawing Nos: Site Location Plan; KXC-Q2-P-CTC-001-A-1405-20-LGF Rev 02; KXC-Q2-P-CTC-001-A-1405-20-210 Rev 02; KXC-Q2-P-CTC-001-A-1405-20-220 Rev 02; KXC-Q2-P-CTC-001-A-1405-20-230 Rev 02;

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

Condition(s) and Reason(s):

- 1 The use hereby permitted is for a temporary period of three years and shall cease on or before 3 years from the date of first occupation, at which time the premises shall revert to use as a sports hall and fitness suite (Use Class D2).

Reason: In order that the long term use will be in accordance with the

requirements of the Outline Planning Permission in accordance with policies C1, C2 and C3 of Local Plan 2017.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans

Site Location Plan; KXC-Q2-P-CTC-001-A-1405-20-LGF Rev 02; KXC-Q2-P-CTC-001-A-1405-20-210 Rev 02; KXC-Q2-P-CTC-001-A-1405-20-220 Rev 02; KXC-Q2-P-CTC-001-A-1405-20-230 Rev 02;

Reason:

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

Informative(s):

- 1 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).
- 2 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.

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
Director of Economy, Regeneration and Investment