

Application ref: 2021/4243/P
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Date: 19 October 2021

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

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

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**King's Cross Central
York Way
London
N1**

Proposal:

Installation of two kiosks on King's Cross Central site for a three year period.

Drawing Nos: KXC-PLAN-PLAP-55-A-P01, Cover Letter 01/09/2021, L(23)02 T1

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

Condition(s) and Reason(s):

- 1 The kiosks hereby permitted are for a temporary period only and shall be removed on or before 15th October 2024.

Reason: To safeguard the appearance and character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: KXC-PLAN-PLAP-55-A-P01, Cover Letter

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 installation of two kiosks on the Kings Cross Central site for a temporary three year period. It is not yet confirmed who will be occupying the kiosks but they are likely to be used for retail purposes to complement the existing retail units to the northern part of the site, as well as selling hot and cold refreshments.

The overall size, scale and height of the proposed kiosks is considered acceptable particularly given their contexts. The Canal Square kiosk would be located in an open setting next to a large commercial building whilst the Granary Square kiosk would be located on the edge of large area of public space. Therefore, their size, design and location would not cause harm to the character and appearance of the surrounding area.

The Canal Square kiosk would not harm pedestrian flow along Kings Boulevard and is situated a sufficient distance away from the nearest highway on Goods Way to ensure there would be no impact on vehicular safety in the area. Similarly, the Granary Square kiosk would be situated within a large public square and would not inhibit pedestrian movement through the site. The proposals would not cause harm to the amenity of any nearby residential properties.

No objections were received following statutory consultation. The planning history of the site and surrounding area were taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the character of 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 D1, D2, T1 and A1 of the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2021 and National Planning Policy Framework 2021.

- 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 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road

closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.

- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

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 2021.

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