

Application ref: 2021/4740/P
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Date: 30 November 2021

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London Borough of Camden
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Ms Laura Murray
Argent (King's Cross) Ltd
4 Stable Street
London
N1C 4AB

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Building P2
King's Cross Central
York Way
London N1

Proposal:

Change of use at ground floor of Building P2 from theatre (Sui Generis) to immersive art experience (Sui Generis) for a temporary period of 4 years.

Drawing Nos: Cover letter dated 21/09/2021, 1747-HT-P-0001, 1747-HT-P-101, 1747-HT-P-001, 1747-HT-P-002, 1747-HT-P-003, 1747-HT-P-004, 1747-HT-P-005, 1747-HT-S-001, 1747-HT-S-002, 1747-HT-S-003, 1747-HT-E-001, 1747-HT-E-002, 1747-HT-E-003, Design and Access Statement September 2021

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 only and shall cease on or before 01/10/2026, at which time the premises shall revert to their approved lawful use.

Reason: To allow the temporary use of the auditorium space for cultural purposes until the approved theatre use operator is ready to occupy the site, as

requested by the applicant.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: Cover letter dated 21/09/2021, 1747-HT-P-0001, 1747-HT-P-101, 1747-HT-P-001, 1747-HT-P-002, 1747-HT-P-003, 1747-HT-P-004, 1747-HT-P-005, 1747-HT-S-001, 1747-HT-S-002, 1747-HT-S-003, 1747-HT-E-001, 1747-HT-E-002, 1747-HT-E-003, Design and Access Statement September 2021

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 the theatre auditorium space (Sui Generis) approved under reserved matters application ref 2018/2841/P as an immersive 'Lightroom' venue (Sui Generis), which will create and present original projection-based shows made with prominent living artists and performers. The proposed change of use is for a temporary 4 year period commencing end of quarter three 2022.

The temporary use of the theatre space for a similar cultural use is considered acceptable and would not represent a significant deviation from the scheme approved under the original reserved matters application, particularly as the space would revert to the approved theatre use on expiry of the temporary period.

The physical alterations required to facilitate the proposed use only relate to the internal fit-out of the space and no external alterations are proposed. It is noted that any signage to be installed at the site would require separate advertisement consent. As such, the proposals would not have any impact on the appearance of the host building and surrounding area. Similarly, the proposed use, when compared with the previous approval, is not considered to cause harm to neighbouring amenity in terms of increased noise and disturbance. The servicing and delivery arrangements for the site would be as per the previous approval ref 2018/2841/P.

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, C3 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).

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

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer