

Application ref: 2021/5665/P
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Date: 2 March 2022

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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www.camden.gov.uk/planning

KCCGPL
4 Stable Street
London
N1C 4AB

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Kings Cross Central
York Way
London

Proposal:
Installation of fixed barge to provide outdoor gardens and classroom space.

Drawing Nos: 145_001 A, 145_100 B, 145_101 B, Access and Design Statement
17/02/2022, Cover Letter 01/11/2022, Heritage Assessment October 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 development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: 145_001 A, 145_100 B, 145_101 B, Access and Design Statement 17/02/2022, Cover Letter 01/11/2022, Heritage Assessment October 2021.

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

Informative(s):

1 Reasons for granting permission.

The application is brought forward by Global Generation who are an educational charity that work together with local children and young people, residents and families in and around King's Cross to create healthy, integrated and environmentally responsible communities.

The current proposals seek planning permission for the fixed mooring of a barge on the southern side of Regents Canal for use as a "floating" classroom and outdoor community space. The proposal is linked to a clause within the s106 agreement of the original outline planning permission for the King's Cross Central site, which requires: A vessel comprising a floating classroom using moorings in the vicinity of the Development which will fulfil the function of bringing educational benefit to children living in or close to the Development.

In terms of its appearance, the overall size and scale of the barge is considered to represent an appropriate addition to the canal. Whilst officers note that it would be taller than most conventional barges, the proposed canopy structure would still sit below the pavement levels of Goods Way immediately to the south and Granary Square and is considered to have an acceptable impact on the character and appearance of the surrounding conservation area as a result.

Furthermore, the proposals include a heavy emphasis on ecology and the "greening" of the barge is a key characteristic of the design approach, which will help to ensure it integrates well with the character and appearance of the surrounding canal/canal towpath area. The applicant has provided details of the various plant species to be used at the site as well as maintenance schedule to ensure the planting is properly maintained all year round.

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 (ERR) 2013.

The proposed barge would not be located in close proximity to any residential properties and would therefore not cause harm to neighbouring amenity in terms of loss of light outlook or privacy.

No objections were received in response to the public consultation. The site's planning history was taken into account when determining this application. Comments were received from the Canal's and River Trust (CRT) who asked for further detail on the colour of the proposed trellis structure and for dimensions to be included on the proposed elevations to indicate the actual height of the canopy structure. In response to this, the applicant provided further information to the CRT to clarify the colour of the proposed canopy and

provided updated plans showing the dimensions of the proposed structure.

As such, the proposed development is in general accordance with policies D1, D2, A1 and A3 of the Camden Local Plan (2017), The London Plan 2021, and NPPF 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

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name and title.

Daniel Pope
Chief Planning Officer