

Application ref: 2022/3307/P  
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Date: 30 September 2022

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

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[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

HONE Studio  
17D Clerkenwell Road  
London  
EC1M 5RD

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**2 Pancras Square  
London  
Camden  
N1C 4AG**

Proposal:

Replacement of 2 fixed glazed windows with 2 glazed bifolding doors to ground floor shopfront.

Drawing Nos: PL\_006 P1; PL\_001 P1; PL\_002 P1; PL\_005 P1; DESIGN AND ACCESS STATEMENT JULY 2022; Unit 4, 2 Pancras Square, London, N1C 4AG Full Planning Application for alterations to the existing shopfront (dated 28/07/22)

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

PL\_006 P1; PL\_001 P1; PL\_002 P1; PL\_005 P1; DESIGN AND ACCESS STATEMENT JULY 2022; Unit 4, 2 Pancras Square, London, N1C 4AG Full Planning Application for alterations to the existing shopfront (dated 28/07/22)

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

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

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

#### Informative(s):

- 1 Reasons for granting permission.

The proposal would replace 2 existing fixed panels of glazing with 2 new bi-folding doors to the front elevation of the ground floor shopfront. The building is not listed but lies within the Kings Cross St Pancras conservation area.

The replacement bi-folding doors would occupy the same width as the existing glazing on the front facade and as such, is considered to represent a minor alteration that would retain the overall visual relationship with the design of the front façade of the main building. The replacement windows would have metal frames and full height glazing to match the existing materials.

Overall, the proposals are considered to be sympathetic to and in keeping with the existing appearance of the host property in terms of their design, locations, proportions and materials, and would preserve the character and appearance of the building and neighbouring buildings.

There are no amenity concerns to neighbouring properties given the proposal would just replace existing building fenestration. Given the minor nature of the works, the proposal would not raise any significant amenity concerns for neighbouring properties in terms of light spill, overlooking or noise disturbance. There are a number of ground floor commercial units within Pancras Square with similar façades, and the shopfront would be consistent with the pattern of development in this location.

The proposal is considered to preserve the character and appearance of the conservation area. Special attention has been paid to the desirability of preserving or enhancing the character or appearance 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.

No objections were received prior making this decision. The planning history of

the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1 and D1 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the 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](http://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:

<https://www.gov.uk/appeal-planning-decision>.

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned in the upper left corner of the page.

Daniel Pope  
Chief Planning Officer