

Application ref: 2022/0684/P
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Date: 7 October 2022

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London Borough of Camden
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Prestige Kiosks Ltd
PO Box 3308
Bristol
BS6 9NH
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Street Trading Kiosk (KCNVS1)
Pavement to front of 4 Argyle Street/Euston Road
London Borough of Camden
WC1H 8EJ

Proposal:

Replacement of existing kiosk with a new kiosk.

Drawing Nos: AIC 02/22 Rev 02; AIC 02/22 Rev 02 Plan View; AIC 02/22 Rev 02 Section X-X; AIC 02/22 Rev 02 Elevations A C; AIC 02/22 Rev 02 Elevations B, D; Licence Number_ KCMVS1_ Customer Number A038561 (rev.2 Option 2 -Site location plan); Existing Unit Plan View; Existing Unit Elevations A, C; Existing Unit Elevations B, D

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

AIC 02/22 Rev 02; AIC 02/22 Rev 02 Plan View; AIC 02/22 Rev 02 Section X-X; AIC 02/22 Rev 02 Elevations A C; AIC 02/22 Rev 02 Elevations B, D; Licence Number_ KCMVS1_ Customer Number A038561 (rev.2 Option 2 -Site location plan); Existing Unit Plan View; Existing Unit Elevations A, C; Existing Unit Elevations B, D

Reason:

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

- 3 The kiosk hereby permitted shall be positioned in the location labelled as "Option 2" on the revised Block Plan (rev.2) titled "Licence Number_ KCMVS1_ Customer Number A038561".

Reason: To safeguard the safe and effective operation of the highway, and cycle infrastructure, in accordance with policies T1 and T3 of the Camden Local Plan 2017.

- 4 Notwithstanding the provisions of the Town and Country Planning (Control of Advertisements) Regulations 2007 (or any instruments revoking and re-enacting that statutory instrument with or without modification) no adverts shall be displayed on the kiosk without express consent of the planning authority.

Reason: To safeguard the appearance of the streetscene and heritage assets, and the amenity and public safety of the area in accordance with policies D1, D2, D4, and T1 of the Camden Local Plan 2017.

- 5 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, or the Town and Country Planning (Control of Advertisements) Regulations 2007, or any instruments revoking and re-enacting those statutory instruments with or without modification, no advertisements or other paraphernalia associated with the kiosk shall be placed on the highway outside the kiosk.

Reason: To safeguard the safe and effective operation of the highway, and cycle infrastructure, in accordance with policies D4, T1 and T3 of the Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The existing street trading kiosk is located on the side of the pavement on Euston Road, located to the front of 10 Argyle Street at the corner of Euston Road and Argyle Street, within the Kings Cross St Pancras conservation area. Compared to the existing newsagent kiosk, the replacement kiosk would be slightly larger in scale but overall would retain its temporary trading stall appearance. The new structure would measure approx. 3.1m high, 3.8m wide

and 1.8m deep, with a square box-like footprint and a canopy extending 1m to the front and 0.6m to the sides. The replacement kiosk would be finished in metal, including the roof and access door, and is acceptable in terms of materials, scale and design. The proposed kiosk will be a tidier and cleaner appearance when compared to the existing, and so enhance the setting of the nearby listed buildings and the character of the street scene and conservation area.

Amended plans were submitted to remove the originally proposed additional glazing to the side elevation. Overall the replacement kiosk is thus considered appropriate in design, form and use. The proposal would not cause any additional adverse impacts on the amenity of neighbouring occupiers in terms of loss of light, outlook, light spill, privacy or noise disturbance.

The council's highway officer was consulted and raised concerns about the siting of the kiosk. Similarly, TfL noted that the siting should not interfere with cycle stands. The revised scheme offered two options as a result, and option 2 would locate the new kiosk slightly further to the west of the existing site on the pavement, which is supported by TfL and the council's highway officer.

No comments from neighbouring occupiers been received prior to making this decision. The Bloomsbury CAAC commented to support the application on the basis that an advertisement screen would not be included in the proposals, and conditions added to prevent placement of associated items on the pavement, and advertisements on the kiosk. The revised scheme does not propose any advertisement screens. As a result of the CAAC's comments, conditions have been attached prohibiting adverts on the kiosk without express consent of the planning authority, and advertisements or other paraphernalia associated with the kiosk being placed on the highway outside the kiosk. The application site's planning history and relevant appeal decisions were taken into account when coming to this decision.

Considerable importance and weight has been attached to the desirability of preserving or enhancing the character or appearance of the conservation area, and nearby listed buildings, under and s.66 and 72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies A1, D1 and D2 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) 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



Daniel Pope
Chief Planning Officer