

Schedule of Planning Applications

PLANNING COMMITTEE - Tuesday 18 July, 2023

COMMITTEE AGENDA

1 34 York Way (Jahn Court), 34B York Way (The Hub), Albion Yard and Ironworks Yard, Regent Quarter, Kings Cross, London N1

2 45 Hornsey Road & 252 Holloway Road (and land in between)
Islington, N7
London

3 Castle House, 37 - 45 Paul Street
Fitzroy House - 13-17 Epworth Street and 1-15 Clere Street
London

4 Times House and Laundry Buildings (4-6 Bravingtons Walk, 8 Caledonia Street and part ground floor area of 3 Bravingtons Walk), Laundry Yard and part of Caledonia Street, Regent Quarter, Kings Cross, London N1

1 34 York Way (Jahn Court), 34B York Way (The Hub), Albion Yard and Ironworks Yard, Regent Quarter, Kings Cross, London N1

Application Number: P2023/0381/S73

Ward: Caledonian

Proposed Development: Application to vary Condition 2 (Approved Plans), 4 (bicycle storage areas), 16 (Class E use), 35 (Fire Statement) of Planning Permission ref: P2021/2270/FUL dated 20/12/2022, and varied by P2022/4312/NMA dated 18/01/2023, which approved the following:
Refurbishment of existing building; 5 storey partial infill extension to eastern elevation, single storey extension to northern elevation and two storey roof extension with roof terrace to provide additional floorspace; reconfiguration and alterations of front and rear entrances to the western and eastern elevations; provision of one flexible Retail (Class E(a)), Cafe Restaurant; (Class E(b)), Fitness (Class E(d)) and Office (Class E (g)(i)) unit at ground floor level; provision of cycle store and associated facilities, plant, green roofs and other associated works. Listed Building Consent application: P2021/2360/LBC also submitted.

The proposals include the following amendments:

- Introduction of a life science/research and development (Class E(g)(ii)) use, the addition of condition 43 (Introduce research and development use) and associated design and layout amendments including:
 - Installation of a new flue and minor increase in height to approved rooftop plant enclosure;
 - Alterations to the approved façade;
 - Creation of a new servicing entrance on York Way;
- Relocation of approved Affordable Workspace to 34B York Way and other associated works.

Application Type: Removal/Variation of Condition (Section 73)

Case Officer: Thomas Broomhall

Name of Applicant: c/o Savills

Recommendation:

**2 45 Hornsey Road & 252 Holloway Road (and land in between)
Islington, N7
London**

Application Number: P2022/1943/FUL

Ward: Arsenal

Proposed Development: Demolition of the existing buildings and structures and erection of a 12-storey building to provide flexible Class E floorspace at ground floor level and 281 student bedrooms and internal and external resident amenity spaces on upper levels, together with refurbishment of the railway arches and the existing 3-storey building fronting onto Holloway Road to provide flexible Class E/E(g) floorspace, a new pedestrian route, landscaping and public realm improvements, disabled car parking, cycle parking and other associated works.

RE-CONSULTATION: THE APPLICATION REPRESENTS A DEPARTURE FROM THE DEVELOPMENT PLAN

Application Type: Full Planning Application

Case Officer: Stefan Sanctuary

Name of Applicant: Ashburton Trading Limited

Recommendation:

**3 Castle House, 37 - 45 Paul Street
Fitzroy House - 13-17 Epworth Street and 1-15 Clere Street
London**

Application Number: P2022/2893/FUL

Ward: Bunhill

Proposed Development: Demolition of the existing buildings and construction of a part 5, part 6 and part 7 storey building with basement, comprising Class E(g)(i) Office floorspace, including the provision of affordable workspace, alongside Class E(a) Retail, Class E(b) Food and Drink and Class E(d) leisure uses at ground, lower ground, and basement levels. The proposals also comprise the delivery of a dedicated off-street servicing yard and the delivery of cycle parking alongside the provision of landscaped roof terraces and wider public realm works at grade, and all associated and ancillary works (Departure from Development Plan)

Application Type: Full Planning Application

Case Officer: Simon Roberts

Name of Applicant: Lion Portfolio Limited

Recommendation:

4 Times House and Laundry Buildings (4-6 Bravingtons Walk, 8 Caledonia Street and part ground floor area of 3 Bravingtons Walk), Laundry Yard and part of Caledonia Street, Regent Quarter, Kings Cross, London N1

Application Number: P2023/0382/S73

Ward: Caledonian

Proposed Development: Application to vary Condition 2 (Approved Plans), 4 (bicycle storage areas), 16 (Class E use), 17(Flexible Class E Uses), 35 (Fire Statement) of Planning Permission ref: P2021/2269/FUL dated 20/12/2022 and varied by P2022/4314/NMA dated 18/01/2023, which approved the following:

Refurbishment of existing buildings; partial demolition and infill extensions to the southern, northern courtyard and western elevations at ground, first, second, third and fourth floor level and one storey roof extensions to provide additional floorspace at Times House; removal of plant room and entrance, alteration to the elevations and enlargement of existing windows to Laundry Building; further works include the provision of flexible Food and Drink (Class E (b)) and/or Bar/Drinking Establishment (Sui Generis) units, and Retail (Class E (a)) units at ground floor level; provision of outdoor terraces, cycle storage and associated facilities, green roofs, plant, public realm works to Laundry Yard and infrastructure and related works, and new cycle parking on Caledonia Street.

The proposals include the following amendments:

Introduction of a life science/research and development (Class E(g)(ii)) use, through the amendment of condition 44 (to introduce research and development use) and associated design and layout amendments including:

- Installation of a new flue and minor alterations to the approved rooftop plant enclosure;
- Alterations to the approved façade;
- Creation of a new vehicular servicing entrance on Caledonia Street;

Reconfiguration of provision of flexible Food and Drink (Class E(b)) and/or Bar/Drinking Establishment (Sui Generis) units and Retail (Class E (a)) units at ground floor; Relocation of approved Affordable Workspace to 34B York Way and other associated works.

Application Type: Removal/Variation of Condition (Section 73)

Case Officer: Thomas Broomhall

Name of Applicant: c/o Savills

Recommendation:
