

Kate Hogarth
Argent (King's Cross) Ltd
4 Stable Street
London
N1C 4AB

Application Ref: **2017/4642/P**
Please ask for: **Jennifer Walsh**
Telephone: 020 7974 **3500**

3 November 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Reserved Matters Granted

Address:

**Granary Square Public Open Space and Stable Street
Granary Square
London**

Proposal:

Reserved matters relating to revised landscaping to Granary Square and Stable Street to reconfigure part of Stable Street and the bridge connecting Granary Square to Goods Way to become a shared surface for pedestrians and cyclists as required by conditions 9, 10, 12, 14, 16, 18-23, 31, 56 and 64-67 of outline planning permission reference 2004/2307/P granted 22/12/06 (subject to S106 agreement) for a comprehensive, phased, mixed-use development of former railway lands within the King's Cross Opportunity Area.

Drawing Nos: TOWN279.2.02(08)5005; TOWN279.2.02(08)5010 Rev R03;
TOWN279.2.02(08)5001 Rev 05; TOWN279.2.02(08)5003 Rev 04;
TOWN279.2.02(08)6101 Rev R01; TOWN279.2.02(08)6201 Rev R01;
TOWN279.2.02(08)6202 Rev R02; TOWN279.2.02(08)6203 Rev R02;
TOWN279.2.02(08)6204 Rev R02; TOWN279.2.02(08)6401 Rev R02;
TOWN279.2.02(08)7001 Rev R02; TOWN279.2.02(08)7003 Rev R02;
TOWN279.2.02(08)7004 Rev R00; 20227/2024/SK05 Rev B;

The Council has considered your application and decided to grant permission subject to the following condition(s):



Condition(s) and Reason(s):

- 1 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

a) Manufacturer's specification and details of the proposed bollards (to be submitted to the Local Planning Authority).

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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.

- 2 Any trees or areas of planting which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies A2, A3, A5, D1, and D2 of the London Borough of Camden Local Plan 2017

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans TOWN279.2.02(08)5005; TOWN279.2.02(08)5010; Rev R03; TOWN279.2.02(08)5001 Rev 05; TOWN279.2.02(08)5003 Rev 04; TOWN279.2.02(08)6101 Rev R01; TOWN279.2.02(08)6201 Rev R01; TOWN279.2.02(08)6202 Rev R02; TOWN279.2.02(08)6203 Rev R02; TOWN279.2.02(08)6204 Rev R02; TOWN279.2.02(08)6401 Rev R02; TOWN279.2.02(08)7001 Rev R02; TOWN279.2.02(08)7003 Rev R02; TOWN279.2.02(08)7004 Rev R00; 20227/2024/SK05 Rev B;

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

Informative(s):

- 1 The following conditions on the outline permission (ref 2004/2307/P) relating to the relevant subject areas described in this reserved matters and approval of details application are now partially or wholly discharged: 9,10,12, 16, 18, 19, 20, 21, 22, 23, 31, 56 and 64-67. You are however reminded of the need to comply with all the ongoing requirements of the controlling conditions of the outline permission, and where relevant, the recommendations of the various method statements and reports which have been approved pursuant to conditions.

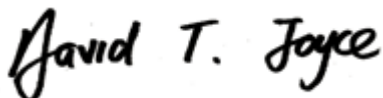
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 3 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 paragraphs 186 and 187 of the National Planning Policy Framework.

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 that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Director of Regeneration and Planning