

Application ref: 2023/1881/P
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Joshua Steer
4 Stable Street
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N1C 4AB

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Reserved Matters Granted

Address:

**Plot F1
Kings Cross Central
London**

Proposal:

Reserved matters relating to Building F1 for the erection of a 6 storey, plus ground floor, office building with flexible retail space at ground and first floor level, as required by conditions 9-12, 14, 16-22, 27, 28, 31, 33-34, 35, 36, 45, 46, 48, 49-50A, 51, 56, 60, 63, 64-65, 66-67 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:

KXC-F1-001-LWA133-A-P-001 P01, KXC-F1-001-LWA133-A-P-002 P01, KXC-F1-001-LWA133-A-P-010 P01, KXC-F1-001-LWA133-A-P-011 P01, 24303301-STR-HGN-100-DR-D-00101 P0, KXC-F1-001-ARUP-S-17-1B1 00, KXC-F1-001-ARUP-S-20-1B1 00, KXC-F1-001-ARUP-S-20-204 00, KXC-F1-001-LWA133-A-P-1B1 P01, KXC-F1-001-LWA133-A-P-1GF P02, KXC-F1-001-LWA133-A-P-101 P01, KXC-F1-001-LWA133-A-P-102 P01, KXC-F1-001-LWA133-A-P-103 P01, KXC-F1-001-LWA133-A-P-104 P01, KXC-F1-001-LWA133-A-P-105 P01, KXC-F1-001-LWA133-A-P-106 P01, KXC-F1-001-LWA133-A-P-107 P01, KXC-F1-001-LWA133-A-P-201 P02, KXC-F1-001-LWA133-A-P-202 P01, KXC-F1-001-LWA133-A-P-301 P02, KXC-F1-001-LWA133-A-P-302 P01, KXC-F1-001-LWA133-A-P-303 P02, KXC-F1-001-LWA133-A-P-304 P02, KXC-F1-001-LWA133-A-P-305 P02, KXC-F1-001-LWA133-A-P-410 P01, KXC-F1-001-LWA133-A-P-415 P01, KXC-F1-001-LWA133-A-P-420 P01, KXC-F1-001-LWA133-A-P-430 P01,

KXC-F1-001-LWA133-A-P-431 P01, KXC-F1-001-LWA133-A-P-435 P01, KXC-F1-001-LWA133-A-P-440 P01, P21377-00-001-GIL-0150 02, P21377-00-001-GIL-0151 01, 220721-1.1-GSC-SH, 220725-1.0-GSC-TS-AN

Earthworks and Remediation Plan (May 2023), Access and Inclusivity Statement (March 2023), Environmental Sustainability Plan (May 2023), Compliance Report (May 2023), Written Scheme of Investigation for an Archaeological Watching Brief (May 2023), Urban Design Statement (May 2023)

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 shall be carried out in accordance with the following approved plans: KXC-F1-001-LWA133-A-P-001 P01, KXC-F1-001-LWA133-A-P-002 P01, KXC-F1-001-LWA133-A-P-010 P01, KXC-F1-001-LWA133-A-P-011 P01, 24303301-STR-HGN-100-DR-D-00101 P0, KXC-F1-001-ARUP-S-17-1B1 00, KXC-F1-001-ARUP-S-20-1B1 00, KXC-F1-001-ARUP-S-20-204 00, KXC-F1-001-LWA133-A-P-1B1 P01, KXC-F1-001-LWA133-A-P-1GF P02, KXC-F1-001-LWA133-A-P-101 P01, KXC-F1-001-LWA133-A-P-102 P01, KXC-F1-001-LWA133-A-P-103 P01, KXC-F1-001-LWA133-A-P-104 P01, KXC-F1-001-LWA133-A-P-105 P01, KXC-F1-001-LWA133-A-P-106 P01, KXC-F1-001-LWA133-A-P-107 P01, KXC-F1-001-LWA133-A-P-201 P02, KXC-F1-001-LWA133-A-P-202 P01, KXC-F1-001-LWA133-A-P-301 P02, KXC-F1-001-LWA133-A-P-302 P01, KXC-F1-001-LWA133-A-P-303 P02, KXC-F1-001-LWA133-A-P-304 P02, KXC-F1-001-LWA133-A-P-305 P02, KXC-F1-001-LWA133-A-P-410 P01, KXC-F1-001-LWA133-A-P-415 P01, KXC-F1-001-LWA133-A-P-420 P01, KXC-F1-001-LWA133-A-P-430 P01, KXC-F1-001-LWA133-A-P-431 P01, KXC-F1-001-LWA133-A-P-435 P01, KXC-F1-001-LWA133-A-P-440 P01, P21377-00-001-GIL-0150 02, P21377-00-001-GIL-0151 01, 220721-1.1-GSC-SH, 220725-1.0-GSC-TS-AN

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

- 2 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 before the relevant part of the work is begun:
 - (a) Details including sample panels of all external materials and finishes. The materials under this condition shall be displayed in the form of a samples board to be retained on site for the duration of the relevant works;
 - (b) Details of all hard and soft landscaping to be incorporated within the public realm including sample panels of typical paving, setts and other hard

landscape surface treatments. The samples to demonstrate all materials and typical variations of pattern relationships within those materials;

(c) Details of landscaping features and plant species to be incorporated within the roof terraces; and

(d) Details of hard and soft landscaping within the public realm

(e) Typical details of new railings on canal wall at a scale of 1:10 including materials, finish and method of fixing.

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 policies D1, D2, A1, A2 and A3 of the London Borough of Camden Local Plan 2017.

- 3 Prior to first occupation of the development a plan showing details of bird and bat box locations and types and indication of species to be accommodated shall be submitted to and approved in writing by the local planning authority. The boxes shall be installed in accordance with the approved plans prior to the occupation of the development and thereafter retained.

Reason: In order to secure appropriate features to conserve and enhance wildlife habitats and biodiversity measures within the development, in accordance with the requirements of the London Plan (2021) and Policies A3 and CC2 of the London Borough of Camden Local Plan 2017.

- 4 Prior to the occupation of the development hereby approved, full details of the proposed lighting scheme, (to include a lux plan indicating any light spill over the water space) and any CCTV scheme, shall be submitted to and approved in writing by the Local Planning Authority. The approved lighting scheme should be implemented in accordance with the approved details.

Reason: In order to protect and conserve the waterway setting and wildlife habitats in accordance with the requirements of the London Plan (2021) and Policies A3 and CC2 of the London Borough of Camden Local Plan 2017

- 5 No development shall commence until:
- (a) A site investigation is undertaken and the findings are submitted to and approved in writing by the local planning authority. The site investigation should assess all potential risks identified by the desktop study and should include a generic quantitative risk assessment and a revised conceptual site model. The assessment must encompass an assessment of risks posed by radon and by ground gas. All works must be carried out in compliance with LCRM (2020) and by a competent person.
 - (b) following the approval detailed in paragraph (a), a written scheme of remediation measures has been submitted to and approved by the local planning authority in writing.
 - (c) Following the completion of any remediation, a verification report

demonstrating that the remediation as outlined in the RMS have been completed should be submitted to, and approved in writing, by the local planning authority. This report shall include (but may not be limited to): details of the remediation works carried out; results of any verification sampling, testing or monitoring including the analysis of any imported soil and waste management documentation. All works must be carried out in compliance with LCRM (2020) and by a competent person.

The remediation measures shall be implemented strictly in accordance with the approved scheme and a written report detailing the remediation shall be submitted to and approved by the local planning authority in writing prior to occupation.

Reason: To protect future occupiers of the development from the possible presence of ground contamination arising in connection with the previous industrial/storage use of the site in accordance with policies G1, D1, A1, and DM1 of the London Borough of Camden Local Plan 2017.

- 6 All deliveries, refuse collections and loading/unloading of vehicles shall take place between 00:00 and 07:30.

Reason: To protect pedestrian and cyclist safety in accordance with the requirements of policies A1 and T4 of the London Borough of Camden Local Plan 2017.

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, 14, 16, 17, 18, 19, 20, 21, 22, 24, 27, 28, 31, 33, 34, 35, 36, 37, 38, 39, 42, 42A, 43, 45, 46, 48, 49, 50A, 51, 56, 60, 61, 64, 65, 66 and 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 Access to or oversailing of, the Canals and River Trust's land during the construction and operation of the development (including via the creation of the new towpath accesses) must be agreed in writing with the Canal & River Trust before development commences. Please contact Bernadette McNicholas in the Canal & River Trust Estate Team at Bernadette.mcnicholas@canalrivertrust.org.uk for further information.
- 3 The applicant/developer should refer to the current Canal & River Trust "Code of Practice for works affecting the Canal & River Trust" to ensure that any necessary consents are obtained, and liaise with the Trust's Third Party Work's Engineer for more advice enquiries.tpwsouth@canalrivertrust.org.uk)
- 4 Any surface water discharge to the waterway will require prior consent from Canal & River Trust. Please contact Liz Murdoch from the Canal & River Trust Utilities Team (Liz.Murdoch@canalrivertrust.org.uk)

- 5 The applicant/developer is encouraged to contact the Canal & River Trusts Water Sale team to discuss the potential for using the canal water for heating and cooling via dareen.leftley@canalrivertrust.org.uk
- 6 Goods Way may be subject to further changes in its layout and traffic flow going forward and the applicant is encouraged to work with the highways authority to ensure that the servicing arrangements for Building F1 are amended/improved if the opportunity arises.

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>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer