

Application ref: 2023/2785/P
Contact: Matthew Dempsey
Tel: 020 7974 3862
Email: Matthew.Dempsey@Camden.gov.uk
Date: 27 September 2023

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

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Mr. Tyrone Cutts
Kings Cross Construction Skills Centre
180 York Way
London
N1 0AZ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

King's Cross Development Zone W (Triangle Site)
180 York Way
London
N1 0AZ

Proposal:

Details of external lighting in relation to condition 2 of 2018/5939/P dated 03/04/2019 (for; Amendments to reserved matters application reference 2016/5195/P dated 09/12/2016, relating to the public realm within and around Development Zone W (also known as the 'Triangle Site') of the King's Cross Central (KXC) development, comprising landscape details for the Podium Garden, Northern and Southern Gateways and York Way, as required by conditions 2, 6, 7, 9, 11, 12, 13, 17, 21, 23, 25, and 26 of the Outline Planning Permission with reference 2004/2311/P. Namely reconfiguration of landscaping and trees, change to plant species and landscaping materials, one additional tree, additional loading bay to the Northern Gateway, alterations to the steps at Southern Gateway, alterations to cycle parking, additional soft landscaping to habitat area access route and alteration to Service Yard to enable larger habitat area.)

Drawing Nos: Site Location Plan KXC-TRI-W0-001-DMA569-A-20-117 Rev14. KXC-TRI-XX-001-E-ARK060-63-100 Rev C05. KXC-TRI-XX-001-E-ARK060-63-101 Rev C04. King's Cross Triangle W Zone: External Lighting Calculation (Ark M&E 23/06/2023 Rev-C01 KXC-TRI-ZZ-001-E-ARK060-63-902): Landlord External Lighting Luminaire Schedule (Ark M&E 23/03/2023 RevC.03 KXC-TRI-ZZ-001-E-ARK060-63-705).

The Council has considered your application and decided to grant permission.

Informative(s):

1 Reasons for granting approval:

Condition 2 of the approved scheme requires details of external lighting to be provided for approval by the local authority in accordance with policies A1, A3, CC2 and D1 of the Local Plan. The applicant has provided lighting layout plans for both low level and high level installations, along with a specific luminaire schedule for each type of fixture and fitting and detailed lighting calculations.

The external lighting as proposed would illuminate the new courtyard space and access points created by the overall redevelopment of the site. The lighting is proposed to be aimed downwards or concealed within architectural details which is considered to be acceptable. The proposed lighting details are also considered sufficient to ensure there would not be excessive glare or light pollution to nearby residential occupiers as well as local wildlife and are acceptable in this regard. Energy efficient LED lamps shall be used throughout the site in line with sustainability guidance.

As such, the submitted details are sufficient to discharge condition 2 and are in general accordance with policies A1, A3, CC2 and D1 of the Camden Local Plan 2017.

2 You are advised that details relating to condition 3 of application reference 2018/5939/P dated 03/04/2019 have been submitted and are under consideration.

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:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Daniel Pope
Chief Planning Officer