

Application ref: 2023/2787/P  
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Date: 27 September 2023

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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(b) of 2018/6163/P dated 25/03/2019 (for; Reserved matters relating to Plot W3 (within London Borough of Islington) in Development Zone W for the erection of a 3 storey building with basement for use as a gym (Class D2), Nursery (Class D1) and a flexible café/retail units (Class A1/A2/A3/A4) as required by conditions 2, 4, 6, 9-19, 20, 22-30 of outline planning permission granted at appeal subject to a S106 agreement (Appeal Ref: APP/X5210/A/07/2051898, Council Ref:2004/2311/P) for a comprehensive, phased, mixed-use development of the Triangle Site of former railway lands within the Kings Cross Opportunity 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(b) of the approved scheme required details of external lighting to be provided for approval by the local authority in accordance with policy 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 or local biodiversity and are acceptable in this regard.

As such, the submitted details are sufficient to discharge condition 2 (part b) and are in general accordance with policy D1 of the London Borough of Camden Local Plan 2017.

- 2 You are advised that details related to conditions 2(a), 3, 4, 5, and 6 of application reference 2019/6163/P have been submitted and are under consideration. No other conditions from this application require details to be discharged.

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