

Application ref: 2023/2789/P
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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 staff cycle storage in relation to condition 3 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-W0-001-A-MDS060-20-1B1-C03, BSS-P-17158-91-001 RevA.

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

Informative(s):

1 Reasons for granting approval:

Condition 3 of the approved scheme requires details of secure and covered staff cycle storage for 5 cycles to be provided for approval by the local authority in accordance with policy T1 of the Local Plan, which seeks to promote sustainable transport within the borough. The applicant has provided clear floor plans to highlight the position of the proposed cycle storage indicating sufficient space for 6 cycles in 3 Sheffield stands, which are stands supported by the Council. The proposed cycle store is thus considered sufficient and details provided are acceptable.

The Council's Transport Officer has confirmed they are satisfied with the proposals. No objections have been received prior to the determination of this application.

As such, the submitted details are sufficient to discharge condition 3 and are in general accordance with policy T1 of the London Borough of Camden Local Plan 2017.

2 You are advised that details related to conditions 2, 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