

Application ref: 2023/2792/P  
Contact: Matthew Dempsey  
Tel: 020 7974 3862  
Email: [Matthew.Dempsey@Camden.gov.uk](mailto: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](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://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 PV Panels in relation to condition 6 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-W1E-001-E-ARK060-65-116 Rev C05. PV System Kings Cross Triangle Operation and Maintenance (Ablaze Green Energy Solutions Ltd Myriad Solar). PV System Electrical Technical Submittal (JRL Ark M&E 30/03/2023 KXC-ARK-TS-E047 Rev03).

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

Informative(s):

1 Reasons for granting approval:

Condition 6 requires detailed drawings and data sheets showing the location, extent and predicted energy generation of photovoltaic (PV) cells and associated equipment as well as safe access arrangements to be submitted for approval by the local authority. This is in accordance with policy CC1 of the Local Plan which seeks to minimise the effects of climate change.

The applicant has provided roof plans indicating the layout of PV panels along with technical information, operation and maintenance documentation. The details also include the predicted energy generation of the cells. The submitted details have been assessed against the Council's sustainability policies and are considered to be acceptable. The cells shall be installed in full accordance with the details submitted.

No objections have been received prior to making this decision. The site planning history has been taken into account prior to determination.

As such, the proposed details are sufficient to discharge condition 6 and would ensure the development provides adequate on-site renewable energy facilities in accordance with the requirements of Policy CC1 of the London Borough of Camden Local Plan 2017.

- 2 You are advised that details related to conditions 2, 3, 4, and 5, 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