

Application ref: 2023/2782/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(c) of application reference: 2018/5651/P dated 26/02/2019 (for; Amendments to reserved matters application reference 2016/1530/P dated 06/06/20176, as amended by 2016/4934/P, (Erection of 12 to 17 storey building to provide 140 residential units (Use Class C3) and commercial space to ground floor (Use Class A1-A5)) and W2 (an 8 storey building to provide 78 residential units (Use Class C3) (including 36 social rented and 23 intermediate) and commercial space to ground floor (Use Class A1-A5)) and basement area to include 363 cycle spaces, 48 car parking spaces, plant, refuse and ancillary uses 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). Namely to alter the approved internal layouts with total increase in GEA of 190 m2, minor changes to building elevations, increase in green roof area, revised retail refuse strategy and reduction in car parking spaces.)

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(c) 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 on local biodiversity and are acceptable in this regard.

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

2 You are advised that details relating to condition 2 (a) and (b) have already been discharged. Furthermore details in relation to conditions 3 and 4 of application reference 2018/5651 dated 26/02/2019 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

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name and title.

Daniel Pope
Chief Planning Officer