

Application ref: 2023/2958/P
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Date: 25 October 2023

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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London
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Joshua Steer
Argent (King's Cross) Ltd
4 Stable Street
London
N1C 4AB

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Reserved Matters Granted

Address:

Plot R8
King's Cross Central
York Way

Proposal: Amendments to reserved matters approval ref 2020/5143/P dated 09/02/2021 (Reserved matters relating to Building R8 for the erection of two, 13 storey buildings comprising office space (Class B1) and 72 Social Rented Affordable residential units, as required by conditions 9, 10, 12, 14, 16-22, 24, 27, 28, 31, 33-39, 42, 42A, 43, 45, 46, 48, 49, 50A, 51, 56, 60, 61, 64-67 67 of outline planning permission reference 2004/2307/P granted 22/12/06 (subject to S106 agreement) for a comprehensive, phased, mixed-use development of former railway lands within the King's Cross Opportunity Area) Namely, alterations to windows, doors, ducts and louvres on the approved facades, alterations to the landscaping and location of PV panels.

Drawing Nos: Superseded: 13454-PCO ZZ---ZZ DR A--P04 113, 13454-PCO ZZ---ZZ DR A--P04 111, 13454-PCO-ZB-ZZ-DR-A-P04-112, 13454-PCO ZA---ZZ DR A--P04 110, 1345-PCO-ZA-02-DR-A-P00-110, 13454-PCO ZB---RF DR A--P00 141, 13454-PCO ZA---RF DR A--P00 121

Proposed: KXC-R8-001-13454-A-20-413-P11, KXC-R8-001-13454-A-20-411-P13, KXC-R8-001-13454-A-20412-P09, KXC-R8-001-13454-A-20-410-P09, KXC-R8-001-13454-A-20-110-P09, KXC-R8-001-13454-A-27-131-P10, KXC-R8-001-13454-A-27-111-P17

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:

13454-PCO-ZZ-RF-DR-A-P03-001 P01, 13454-PCO-ZZ-RF-DR-A-P03-002 P01, 13454-PCO-ZZ-B1-DR-A-P03-099 P01, 13454-PCO-ZZ-GF-DR-A-P03-100 P01, 13454-PCO-ZZ-01-DR-A-P03-101 P01, 13454-PCO-ZA-B1-DR-A-P00-098 P01, 13454-PCO-ZB-B1-DR-A-P00-099 P01, 13454-PCO-ZA-GF-DR-A-P00-100 P01, 13454-PCO-ZB-GF-DR-A-P00-101 P01, 13454-PCO-ZA-01-DR-A-P00-102 P01, 13454-PCO-ZB-01-DR-A-P00-103 P01, KXC-R8-001-13434-A-20-110-P09, 13454-PCO-ZA-03-DR-A-P00-111 P01, 13454-PCO-ZA-04-DR-A-P00-112 P01, 13454-PCO-ZA-05-DR-A-P00-113 P01, 13454-PCO-ZA-06-DR-A-P00-114 P01, 13454-PCO-ZA-07-DR-A-P00-115 P01, 13454-PCO-ZA-08-DR-A-P00-116 P01, 13454-PCO-ZA-09-DR-A-P00-117 P01, 13454-PCO-ZA-10-DR-A-P00-118 P01, 13454-PCO-ZA-11-DR-A-P00-119 P01, 13454-PCO-ZA-12-DR-A-P00-120 P01, KXC-R8-001-13454-A-27-111-P17, 13454-PCO-ZB-02-DR-A-P00-130, 13454-PCO-ZB-03-DR-A-P00-131, 13454-PCO-ZB-04-DR-A-P00-132, 13454-PCO-ZB-05-DR-A-P00-133, 13454-PCO-ZB-06-DR-A-P00-134, 13454-PCO-ZB-07-DR-A-P00-135, 13454-PCO-ZB-08-DR-A-P00-136, 13454-PCO-ZB-09-DR-A-P00-137, 13454-PCO-ZB-10-DR-A-P00-138, 13454-PCO-ZB-11-DR-A-P00-139, 13454-PCO-ZB-12-DR-A-P00-140 P01, KXC-R8-001-13454-A-27-131-P10, KXC-R8-001-13454-A-20-410-P09, KXC-R8-001-13454-A-20-411-P13, KXC-R8-001-13454-A-20412-P09, KXC-R8-001-13454-A-20-413-P11, 13454-PCO-ZZ-ZZ-DR-A-P04-120 P01, 13454-PCO-ZZ-ZZ-DR-A-P04-130 P01, 13454-PCO-ZZ-ZZ-DR-A-P05-100, 13454-PCO-ZZ-ZZ-DR-A-P05-101, 13454-PCO-ZB-ZZ-DR-A-P10-100, 13454-PCO-ZB-ZZ-DR-A-P10-101, 13454-PCO-ZB-ZZ-DR-A-P10-102, 13454-PCO-ZB-ZZ-DR-A-P10-103, 13454-PCO-ZB-ZZ-DR-A-P10-104, 13454-PCO-ZB-ZZ-DR-A-P10-105, 13454-PCO-ZB-ZZ-DR-A-P10-106, 13454-PCO-ZB-ZZ-DR-A-P10-107, 13454-PCO-ZB-ZZ-DR-A-P10-108, 13454-PCO-ZB-ZZ-DR-A-P10-109, 13454-PCO-ZB-ZZ-DR-A-P10-110, 13454-PCO-ZB-ZZ-DR-A-P10-112, 13454-PCO-ZB-ZZ-DR-A-P10-111, 13454-PCO-ZA-ZZ-DR-A-P21-500, 13454-PCO-ZA-ZZ-DR-A-P21-501, 13454-PCO-ZA-ZZ-DR-A-P21-502 P01, 13454-PCO-ZA-ZZ-DR-A-P21-503, 13454-PCO-ZA-ZZ-DR-A-P21-504 P01, 13454-PCO-ZA-12-DR-A-P21-505, 13454-PCO-ZA-ZZ-DR-A-P21-506 P01, 13454-PCO-ZB-ZZ-DR-A-P21-507, 13454-PCO-ZB-ZZ-DR-A-P21-508, 13454-PCO-ZB-ZZ-DR-A-P21-509, 13454-PCO-ZA-GF-DR-A-P64-300, 13454-PCO-ZA-GF-DR-A-P64-301, 13454-PCO-ZA-GF-DR-A-P64-302, 13454-PCO-ZB-GF-DR-A-P64-400, TOWN279.11.2(08)3101 04, TOWN279.11.2(08)3102 02, TOWN279.11.2(08)4101 01, TOWN279.11.2(08)4102 01, TOWN279.11.2(08)4103 01, TOWN279.11.2(08)4104 01, TOWN279.11.2(08)4105 01, TOWN279.11.2(08)4106 01, TOWN279.11.2(08)4107, TOWN279.11.2(08)4108, TOWN279.11.2(08)4109, TOWN279.11.2(08)4110, TOWN279.11.2(08)4111, TOWN279.11.2(08)4201 01, TOWN279.11.2(08)4202 01, TOWN279.11.2(08)4203 01, TOWN279.11.2(08)4401 01, TOWN279.11.2(08)7011 03

All Clear Designs Access and Inclusivity Statement October 2020, Sweco
Daylight and Sunlight Report September 2020, Sweco Environmental
Sustainability Plan October 2020, Arup Earthworks and Remediation Plan
October 2020, Urban Design Report October 2020, Compliance Report
October 2020

Reason: For the avoidance of doubt and in the interest of proper planning.

- 2 Prior to commencement of the relevant part of the development hereby approved, the following details shall be submitted to and approved in writing by the Local Planning Authority:

(a) Details including sample panels of all external materials and finishes. The material under this condition shall be displayed in the form of a samples board to be retained on site for the duration of the relevant works;

(b) Details including samples panel of typical paving, setts and other hard landscape surface treatments. The samples to demonstrate all materials and typical variations of pattern relationships within those materials;

(c) Details of landscaping features and plant species to be incorporated within the podium roof terrace.

The relevant parts of the works shall be carried out in accordance with the details thus approved and maintained as such thereafter.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1, A1, A2 and A3 of the London Borough of Camden Local Plan 2017.

- 3 Prior to first occupation of the development a plan showing details of bird and bat box locations and types and indication of species to be accommodated shall be submitted to and approved in writing by the local planning authority.

The boxes shall be installed in accordance with the approved plans prior to the occupation of the development and thereafter retained.

Reason: In order to secure appropriate features to conserve and enhance wildlife habitats and biodiversity measures within the development, in accordance with the requirements of the London Plan (2016 and 2021) and Policies A3 and CC2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 The following conditions on the outline permission (ref 2004/2307/P) relating to the relevant subject areas described in this reserved matters are now partially or wholly discharged: 9, 10 14, 16-22, 27, 28, 31, 33- 38, 45, 46, 48, 49, 50A, 51, 56, 60, 63, 64-67. You are however reminded of the need to comply with all the ongoing requirements of the controlling conditions of the outline permission, and where relevant, the recommendations of the various method statements and reports which have been approved pursuant to conditions.

- 2 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 3 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

- 4 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).

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 2023.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully



Daniel Pope
Chief Planning Officer