

FAO Edward Hodgson
Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Date: 2 October 2024

Our ref: 63411/01/MLW/32462912v1

Dear Edward

**Development Zone A, King's Cross Central: s96A Non-Material
Amendment application pursuant to reserved matters approval
ref.2022/1528/P**

On behalf of our client, King's Cross Central General Partner Ltd (KCCGPL) and Google UK Limited, please find enclosed a S96a 'Non-Material Amendment' (NMA) application, pursuant to reserved matters approval ref.2022/1528/P at Development Zone A, King's Cross Central, York Way, London.

This application comprises:

- 1 Completed application form;
- 2 This cover letter;
- 3 Site Location Plan;
- 4 Revised and additional drawings pack for approval under this NMA application prepared by Perkins & Will Architects:
 - Level 00 – Overall Plan ref. *KXC-A-001-A-PWA-01-00000* Rev.P00;
 - East Elevation Overall ref. *KXC-A-001-A-PWA-01-00001* Rev.P00;
 - Enlarged East Elevation ref. *KXC-A-001-A-PWA-01-00002* Rev.P00;
 - Level 00 – East Elevation Louvre Details 1 ref. *KXC-A-001-A-PWA-01-00003* Rev.P00; and
 - Level 00 – East Elevation Louvre Details 2 ref. *KXC-A-001-A-PWA-01-00004* Rev.P00;
- 5 Approved drawings pack (under permission ref.2022/1528/P) prepared by Heatherwick Studio; comprising the following documents:
 - Section 4.0 A – Architectural Drawings
 - Section 4.0 B – Landscape Drawings
 - Section 9.0 Detailed Information Packs

- 6 Extract of the Submission Statement including a List of Drawings approved under permission ref.2022/1528/P, with drawings to be replaced highlighted in yellow; and
- 7 Copy of the decision notice for reserved matters application ref.2022/1528/P, with drawings to be replaced highlighted in yellow, at Appendix 2.

A payment of £363 (including VAT and the Planning Portal admin fee) has been made via the Planning Portal in respect of the Council's planning application fee.

Background

Reserved matters for Zone A were approved first in August 2017 (ref.2017/3133/P). Further 'non-material' amendments were subsequently approved on 5 February 2021 (ref.2020/5464/P). To address changes in the retail market and to create an open and inclusive public experience, a revised reserved matters application seeking revisions to the ground floor frontage was submitted and approved on 25 July 2022 (ref.2022/1528/P).

Proposed amendment

This application seeks small scale changes to the ground floor level on the eastern elevation to facilitate the replacement of glazing with louvres in 4 structural openings, including 1 louvre double door. The small scale changes are shown in the drawings submitted as part of this application. Appendix 1 'Drawings Schedule' provides a schedule of the relevant approved drawings (under permission ref.2022/1528/P) and details the revised drawings that are submitted to replace them as part of this NMA. The two new drawings produced for this NMA are also included in the schedule. The two new drawings provide detail on the overall appearance and the dark grey powder coated finish of the louvres and louvre double door.

The replacement of the glazing with louvres will improve the functionality of the building. The structural openings are in a 'back of house' location on the track-side eastern elevation and are barely visible from the adjacent railway. Glazing is not practical in this location and ventilation is required to ensure the good operation of plant within the building. The replacement with louvres including a louvre double door will enable an additional access and will allow Google to use the space for additional internal plant. Replacing the glazing with louvres will have no impact on amenity and will not materially affect the appearance of the building as approved under ref.2022/1528/P.

Conclusion

We consider that this application is non-material amendment in the context of the overall scheme.

We trust that we have provided you with sufficient information to validate and determine the application. Should you require any additional information or have any questions, please do not hesitate to contact me or my colleague Hannah Whitney.



Yours sincerely

Amy Jones

Amy Jones
Planner
BA (Hons) MSc

Appendix 1 - Drawings Schedule

The table below provides a list of the drawings submitted as part of this S96a non-material amendment application.

Drawing Name	Original Drawing Number as approved under Reserved matter application ref.2022/1528/P.	New Drawing Number as submitted with NMA
LEVEL 00 – OVERALL PLAN	KXC-HS-XX-GP-PL-T-13-0000 Rev. P01 [<i>to be superseded</i>]	KXC-A-001-A-PWA-01-00000 Rev. P00
EAST ELEVATION OVERALL	KXC-HS-XX-XX-EL-T-23-0002 Rev. P01 [<i>to be superseded</i>]	KXC-A-001-A-PWA-01-00001 Rev. P00
EAST ELEVATION - 4 OF 4	KXC-HS-XX-XX-EL-T-23-0023 Rev. P01 [<i>to be superseded</i>]	ENLARGED EAST ELEVATION KXC- A- 001-A- PWA- 01-00002 Rev. P00
Detailed New Elevations		
LEVEL 00 – EAST ELEVATION LOUVRE DETAILS 1	-	New drawing for NMA KXC-A-001-A-PWA-01-00003 Rev. P00
LEVEL 00 – EAST ELEVATION LOUVRE DETAILS 2	-	New drawing for NMA KXC-A-001-A-PWA-01-00004 Rev. P00

Appendix 2 – Decision Notice (reserved matters approval ref.2022/1528/P)

The drawings highlighted are to be replaced by the NMA submitted drawings.

Application ref: 2022/1528/P
Contact: Jennifer Walsh
Tel: 020 7974 3500
Email: Jennifer.Walsh@camden.gov.uk
Date: 25 July 2022

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Lichfields
The Minster Building
21 Mincing Lane
London
EC3 7AG

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Reserved Matters Granted

Address:

**Development Zone A
King's Cross Central
York Way
London**

Proposal:

Reserved matters in relation to Zone A for revisions to the ground floor frontage and minor alterations to the previously approved application reference 2017/3133/P dated 16/08/2017 for erection of 7-11 storey building for use as offices (Class E) with ancillary staff facilities including a cafe, gym, pool, Multi Use Games Area, events centre and landscaped roof garden; retail at ground floor level and two levels of basement incorporating a loading bay, 4 x accessible parking spaces, mechanical plant; and works to public realm in Battle Bridge Place, King's Boulevard and Goods Way as required by conditions 6, 9,10,12, 14, 16-23, 26, 27, 28, 31, 33-38, 45, 46, 48, 49, 50A, 51, 56, 60, 64-67 of outline planning permission reference 2004/2307/P granted 22/12/06 subject to a S106 agreement for a comprehensive, phased, mixed-use development of former railway lands within the Kings Cross Opportunity Area.

Drawing Nos: KXC-A-001-L-GIL-00-11254_C02.pdf; KXC-A-001-L-GIL-00-11255_C03.pdf; KXC-A-001-L-GIL-00-11261_C01.pdf; KXC-A-001-L-GIL-00-11262_C01.pdf; KXC-A-001-L-GIL-00-20001-T03.pdf; KXC-A-001-L-GIL-00-20002-T05.pdf; KXC-A-001-L-GIL-00-20004-T03.pdf; KXC-A-001-L-GIL-00-20005-T03.pdf; KXC-A-001-L-GIL-00-20006_C02.pdf; KXC-A-001-L-GIL-00-20007_C02.pdf; KXC-A-001-L-GIL-00-20008-C01.pdf; KXC-A-001-L-GIL-00-20009-C01.pdf; KXC-A-001-L-GIL-00-20020_T02.pdf; KXC-A-001-L-GIL-00-20021-T04.pdf; KXC-A-001-L-GIL-00-20022-

C01.pdf; KXC-A-001-L-GIL-00-20040-C01.pdf; KXC-A-001-L-GIL-00-20041_T02.pdf; KXC-A-001-L-GIL-00-20042_T02.pdf; KXC-A-001-L-GIL-00-20043-T05.pdf; KXC-A-001-L-GIL-00-20044_T02.pdf; KXC-A-001-L-GIL-00-20045-T05.pdf; KXC-A-001-L-GIL-00-20046_T03.pdf; KXC-A-001-L-GIL-00-20048-C01.pdf; KXC-A-001-L-GIL-00-20049-C01.pdf; KXC-A-001-L-GIL-00-20050-C01.pdf; KXC-A-001-L-GIL-00-20051-C01.pdf; KXC-A-001-L-GIL-00-20060_T01.pdf; KXC-A-001-L-GIL-00-20101-T01.pdf; KXC-A-001-L-GIL-00-20102-T01.pdf; KXC-A-001-L-GIL-00-20104-T01.pdf; KXC-A-001-L-GIL-00-20301_C02.pdf; KXC-A-001-L-GIL-90-50015-C01.pdf; KXC-A-001-L-GIL-90-50016-C01.pdf; KXC-A-001-L-GIL-90-50017-C01.pdf; KXC-A-001-L-GIL-90-50018-C01.pdf; KXC-A-001-L-GIL-90-50020_T04.pdf; KXC-A-001-L-GIL-90-50021_T03.pdf; KXC-A-001-L-GIL-90-50022_T03.pdf; KXC-A-001-L-GIL-90-50030_T05.pdf; KXC-A-001-L-GIL-90-50035_T04.pdf; KXC-A-001-L-GIL-90-50040_T03.pdf; KXC-A-001-L-GIL-90-50041_T02.pdf; KXC-A-001-L-GIL-90-50042_T03.pdf; KXC-A-001-L-GIL-90-50043_T03.pdf; KXC-A-001-L-GIL-90-50044-T05.pdf; KXC-A-001-L-GIL-90-50046_T02.pdf; KXC-A-001-L-GIL-90-50047-T05.pdf; KXC-A-001-L-GIL-90-50048_T02.pdf; KXC-A-001-L-GIL-90-50049-T05.pdf; KXC-A-001-L-GIL-90-50050-T01.pdf; KXC-A-001-L-GIL-90-50051_T03.pdf; KXC-A-001-L-GIL-90-50054-C01.pdf; KXC-A-001-L-GIL-90-50055-T05.pdf; KXC-A-001-L-GIL-90-50056-T05.pdf; KXC-A-001-L-GIL-90-50057-T03.pdf; KXC-A-001-L-GIL-90-50058_T02.pdf; KXC-A-001-L-GIL-90-50059_T02.pdf; KXC-A-001-L-GIL-90-50060-T04.pdf; KXC-A-001-L-GIL-90-50061-T04.pdf; KXC-A-001-L-GIL-90-50062-T04.pdf; KXC-A-001-L-GIL-90-50063_T03.pdf; KXC-A-001-L-GIL-90-50064_T04.pdf; KXC-A-001-L-GIL-90-50067_T01.pdf; KXC-A-001-L-GIL-90-50068-T01.pdf; KXC-A-001-L-GIL-90-50080-T04.pdf; KXC-A-001-L-GIL-90-50090-T03.pdf; KXC-A-001-L-GIL-90-50091_T01.pdf; KXC-A-001-L-GIL-90-50093_T03.pdf; KXC-A-001-L-GIL-91-11201-T07.pdf; KXC-A-001-L-GIL-91-11202_C01.pdf; KXC-A-001-L-GIL-91-11203_C01.pdf; KXC-A-001-A-BDP-27-50030-T04.pdf; KXC-A-001-A-BDP-00-11202-T05.pdf; KXC-A-001-A-BDP-00-11203-T04.pdf; KXC-A-001-A-BDP-21-50155-T03.pdf; KXC-A-001-A-BDP-21-50156-C02.pdf; KXC-A-001-A-BDP-21-50157-C01.pdf; KXC-A-001-A-BDP-21-51107-C02.pdf; KXC-A-001-A-BDP-21-51113-T03.pdf; KXC-A-001-A-BDP-21-51128-T03.pdf; KXC-A-001-A-BDP-21-51129-T03.pdf; KXC-A-001-A-BDP-24-50020-C04.pdf; KXC-A-001-A-BDP-24-50021-C02.pdf; KXC-A-001-A-BDP-24-50022-C03.pdf; KXC-A-001-A-BDP-24-50023-C02.pdf; KXC-A-001-A-BDP-24-57002-C01.pdf; KXC-A-001-A-BDP-24-57003-C01.pdf; KXC-A-001-A-BDP-27-50029-C01.pdf; KXC-A-001-X-SGB-3210-2012105-C03.pdf; KXC-A-001-X-SGB-3210-2022101-C03 - Upper Tray Balustrade.pdf; KXC-A-001-X-SGB-3210-5012108-C04.pdf; KXC-A-001-X-SGB-3210-2022103-C02 - Lower Tray Balustrade.pdf; KXC-A-001-L-GIL-91-50000_C01; KXC-A-001-L-GIL-00-11213_C03; KXC-A-001-L-GIL-90-50001_C01; KXC-A-001-L-GIL-90-50040-C01; KXC-A-001-L-GIL-90-50041-C01; KXC-A-001-L-GIL-90-50050-C01; KXC-A-001-L-GIL-90-50051-C02; KXC-A-001-L-GIL-90-50060-C01; KXC-A-001-L-GIL-91-00011-T03; KXC-GIL-XX-GF-DR-L-1102 P01; KXC-A-001-L-GIL-91-11204-C01; KXC-A-001-L-GIL-91-11205-C01; KXC-A-001-L-GIL-91-11206-C02; KXC-A-001-L-GIL-91-11225-C02; KXC-A-001-L-GIL-91-50010-P00; KXC-A-001-L-GIL-91-50020-C01; KXC-A-001-L-GIL-91-50021-C01; KXC-A-001-L-GIL-91-SH003; KXC-A-001-L-GIL-91-SH004; KXC-GIL-XX-GF-DR-L-1300 P01; KXC-GIL-XX-GF-DR-L-1301 P01; KXC-GIL-XX-GF-DR-L-1302 P01; Proposed: Site Location Plan; KXC-HS-XX-XX-DR-T-10-0000 Rev P01; KXC-A-001-A-BDP-XX-RPXXX; KXC-A-001-J-BDP-63-SH002_C01_PLANNING; KXC-A-001-J-BDP-63-00001-T02_PLANNING; KXC-A-001-J-BDP-63-00002-T02_PLANNING; KXC-A-001-J-BDP-63-11205-T02_PLANNING; KXC-A-001-J-BDP-63-11206-T02_PLANNING; KXC-A-001-J-BDP-63-11207-T02_PLANNING; KXC-A-001-J-BDP-63-11208-T02_PLANNING; KXC-A-001-J-BDP-63-11201-T02_PLANNING; KXC-A-001-J-BDP-63-11202-T02_PLANNING; KXC-A-

001-J-BDP-63-11203-T02_PLANNING; KXC-A-001-J-BDP-63-11204-T02_PLANNING; KXC-A-001-L-GIL-00-11207 Rev C01; KXC-A-001-L-GIL-00-20100 Rev C01; Roof Service Area Bird Box View; KXC-A-001-X-GTR-3250-2120000-C05;KXC-A-001-X-GTR-3250-2120000-C06; KXC-A-001-X-GTR-3250-2120000-C07; Landscaping Report - KXC-A-001-L-GIL-00-RP006_T01; KXC-A-001-L-GIL-91-11204_C01.pdf; KXC-A-001-L-GIL-91-11205_C01.pdf; KXC-A-001-L-GIL-91-11206_C02.pdf; KXC-A-001-L-GIL-91-11211_C01.pdf; o KXC-A-001-L-GIL-91-11212_C01.pdf; KXC-A-001-L-GIL-91-11213_C01.pdf; KXC-A-001-L-GIL-91-11214_C01.pdf; KXC-A-001-L-GIL-91-11215_C02.pdf; KXC-A-001-L-GIL-91-11225_C02.pdf; KXC-A-001-L-GIL-91-11235-C01.pdf; KXC-A-001-L-GIL-91-50020_T04.pdf; KXC-A-001-L-GIL-91-50021-C01.pdf; KXC-A-001-L-GIL-91-50022-T04.pdf; KXC-A-001-L-GIL-91-SH004_C02.pdf; KXC-A-001-L-GIL-00-11201-T09.pdf; KXC-A-001-L-GIL-00-11202_T03.pdf; KXC-A-001-L-GIL-00-11206-T03.pdf; KXC-A-001-L-GIL-00-11207_C01.pdf; KXC-A-001-L-GIL-00-11211-T06.pdf; KXC-A-001-L-GIL-00-11212-T05.pdf; KXC-A-001-L-GIL-00-11213-T05.pdf; KXC-A-001-L-GIL-00-11214-T05.pdf; KXC-A-001-L-GIL-00-11215-C01.pdf; KXC-A-001-L-GIL-00-11221-T07.pdf; KXC-A-001-L-GIL-00-11222-T06.pdf; KXC-A-001-L-GIL-00-11223-T05.pdf; KXC-A-001-L-GIL-00-11224_C01.pdf; KXC-A-001-L-GIL-00-11225_C02.pdf; KXC-A-001-L-GIL-00-11241-T06.pdf; KXC-A-001-L-GIL-00-11242-T04.pdf; KXC-A-001-L-GIL-00-11243-T05.pdf; KXC-A-001-L-GIL-00-11244-T06.pdf; KXC-A-001-L-GIL-00-11245-C01.pdf; KXC-A-001-L-GIL-00-11252_C02.pdf; KXC-A-001-L-GIL-00-11253_C02.pdf; KXC-HS-XX-MZ-PL-T-13-0000 P01; KXC-HS-XX-B2-PL-T-13-0000 P01; KXC-HS-XX-B1-PL-T-13-0000 P01; KXC-HS-XX-GP-PL-T-13-0000 P01; KXC-HS-XX-01-PL-T-13-0001 P01; KXC-HS-XX-02-PL-T-13-0002 P01; KXC-HS-XX-03-PL-T-13-0003 P01; KXC-HS-XX-04-PL-T-13-0004 P01; KXC-HS-XX-05-PL-T-13-0005 P01; KXC-HS-XX-06-PL-T-13-0006 P01; KXC-HS-XX-07-PL-T-13-0007 P01; KXC-HS-XX-08-PL-T-13-0008 P01; KXC-HS-XX-09-PL-T-13-0009 P01; KXC-HS-XX-10-PL-T-13-0010 P01; KXC-HS-XX-11-PL-T-13-0011 P01; KXC-HS-XX-12-PL-T-13-0012 P01; KXC-HS-XX-RF-PL-T-13-0013 P01; KXC-HS-XX-XX-SE-T-32-0001 P01; KXC-HS-XX-XX-SE-T-32-0002 P01; KXC-HS-XX-XX-SE-T-32-0003 P01; KXC-HS-XX-XX-SET-32-0004 P01; KXC-HS-XX-XX-SE-T-32-0005 P01; KXC-HS-XX-XX-SE-T-32-0006 P01; KXC-HS-XX-XX-EL-T-23-0001 P01; KXC-HS-XX-XX-EL-T-23-0002 P01; KXC-HS-XX-XX-EL-T-23-0003 P01; KXC-HS-XX-XX-EL-T-23-0004 P01; KXC-HS-XX-XX-EL-T-23-0005 P01; KXC-HS-XX-XX-EL-T-23-0006 P01; KXC-HS-XX-XX-EL-T-23-0020 P01; KXC-HS-XX-XX-EL-T-23-0021 P01; KXC-HS-XX-XX-EL-T-23-0022 P01; KXC-HS-XX-XX-EL-T-23-0023 P01 KXC-HS-XX-XX-EL-T-23-0040 P01; KXC-HS-XX-XX-EL-T-23-0041 P01; KXC-HS-XX-XX-EL-T-23-0042 P01; KXC-HS-XX-XX-EL-T-23-0043 P01; KXC-HS-XX-XX-AS-T-55-0001 P01; KXC-HS-XX-XX-AS-T-55-0002 P01; KXC-HS-XX-XX-AS-T-55-0003 P01; KXC-HS-XX-XX-AS-T-55-0004 P01; KXC-HS-XX-XX-AS-T-55-0005 P01; KXC-HS-XX-XX-AS-T-55-0006 P01; KXC-HS-XX-XX-AS-T-55-0007 P01; KXC-HS-GP-XX-AS-T-55-0008 P01; KXC-HS-GP-XX-AS-T-55-0009 P01; KXC-HS-GP-XX-AS-T-55-0010 P01; KXC-HS-GP-XX-AS-T-55-0011 P01; KXC-HS-GP-XX-AS-T-55-0012 P01; KXC-HS-GP-XX-AS-T-55-0013 P01; KXC-HS-GP-XX-AS-T-55-0014 P01; KXC-HS-GP-XX-AS-T-55-0015 P01; KXC-HS-RF-XX-AS-T-55-0016 P01; KXC-HS-XX-XX-AS-T-55-0017 P01; KXC-HS-XX-XX-AS-T-55-0018 P01; KXC-HS-XX-XX-AS-T-55-0019 P01; KXC-HS-XX-XX-AS-T-55-0020 P01; KXC-HS-GP-XX-AS-T-45-0001 P01; KXC-HS-GP-XX-AS-T-45-0002 P01; KXC-HS-GP-XX-AS-T-45-0003 P01; KXC-HS-GP-XX-AS-T-45-0004 P01; KXC-HS-GP-XX-AS-T-45-0005 P01; KXC-HS-GP-XX-AS-T-45-0006 P01; KXC-HS-GP-XX-AS-T-45-0007 P01; KXC-HS-GP-XX-AS-T-45-0008 P01; KXC-HS-GP-XX-AS-T-45-0009 P01; KXC-HS-GP-XX-AS-T-45-0010 P01; KXC-HS-GP-XX-AS-T-45-0011 P01; KXC-HS-GP-XX-AS-T-45-0012 P01; KXC-HS-GP-XX-AS-T-45-0013 P01; KXC-HS-GP-XX-AS-T-45-0014 P01; KXC-HS-GP-XX-

AS-T-45-0015 P01; KXC-HS-GP-XX-AS-T-45-0016 P01; KXC-HS-GP-XX-AS-T-45-0017 P01; KXC-HS-GP-XX-AS-T-45-0018 P01; KXC-HS-GP-XX-AS-T-45-0019 P01; KXC-HS-GP-XX-AS-T-45-0020 P01; KXC-HS-GP-XX-AS-T-45-0021 P01; KXC-HS-GP-XX-AS-T-45-0022 P01; KXC-HS-GP-XX-AS-T-45-0023 P01; KXC-HS-GP-XX-AS-T-45-0024 P01; KXC-HS-GP-XX-AS-T-45-0025 P01; KXC-HS-GP-XX-AS-T-45-0026 P01; KXC-HS-GP-XX-AS-T-45-0027 P01; KXC-HS-GP-XX-AS-T-45-0050 P01; KXC-HS-GP-XX-AS-T-45-0051 P01; KXC-HS-GP-XX-AS-T-45-0052 P01; KXC-HS-GP-XX-AS-T-45-0053 P01; KXC-GIL-XX-GF-DR-L-1000 P01; KXC-GIL-XX-GF-DR-L-1100 P02; KXC-GIL-XX-GF-DR-L-1101 P01; KXC-A-001-L-GIL-00-11201-C01 C01; KXC-A-001-L-GIL-00-11202-C01 C01; KXC-GIL-XX-GF-DR-L-1200 P01; KXC-A-001-L-GIL-00-20040-C01 C01; KXC-A-001-L-GIL-00-20041-C01 C01; KXC-A-001-L-GIL-00-20042-C01 C01; KXC-A-001-L-GIL-00-20043-C01 C01; KXC-A-001-L-GIL-00-20044-C01 C01; KXC-A-001-L-GIL-00-20045-C02 C01; KXC-A-001-L-GIL-00-20046-C01 C01; KXC-A-001-T-GIL-00-20047-P01 C01; KXC-A-001-L-GIL-00-20048-C01 C01; KXC-A-001-L-GIL-00-20049-C01 C01; KXC-A-001-L-GIL-00-11211-C03; KXC-A-001-L-GIL-00-11215-C05; KXC-A-001-L-GIL-00-11214-C04; KXC-A-001-L-GIL-00-11212_C03; KXC-GIL-XX-GF-DR-L-1201; KXC-GIL-XX-GF-DR-L-1202 P01;

Documents: Urban Design Report; Environmental Sustainability Plan March 2022; Access and Inclusivity Statement March 18th 2022; Acoustic and Noise update 22th February 2022 memo M035-A; Earthworks and Remediation Plan 2017; Submission Statement 2022;

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

Condition(s) and Reason(s):

- 1 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:
 - a) Manufacturer's specification details of all facing materials for the ground floor units, excluding the Southern Anchor, (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 2 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details. Any trees or areas of planting (including trees existing at the outset of the development other than those indicated to be removed) which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any

variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies A2, A3, A5, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 All work shall be carried out in accordance with the relevant recommendations of British Standard 3998: 2010. (Recommendation for Tree Work)

Reason: To ensure the preservation of the amenity value and health of the tree(s).

- 4 External fixtures

Other than those identified on the drawings hereby approved, no lights, meter boxes, flues, vents or pipes, and no telecommunications equipment, alarm boxes, television aerials or satellite dishes shall be fixed or installed on the external face of the buildings, without the prior approval in writing of the Council.

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

- 5 Adverts are only to be displayed within the designated signage zones within the ground floor retail units as indicated on the drawings HS-GP-XX-AS-T- 45-0019 P01; 45-0020 P01; 45-0021 P01; 45-0022 P01; 45-0023 P01; 45-0024 P01; 45-0025 P01; 45-0026 P01; 45-0027 P01; 45-0050 P01; hereby approved- unless otherwise agreed in writing with the Local Planning Authority.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1, D2 and D3 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 and approval of details application are now partially or wholly discharged: 6, 9,10,12, 14, 16-23, 26, 27, 28, 31, 33-38, 45, 46, 48, 49, 50A, 51, 56, 60, 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 Please note that any approval given by the Council does not give an exemption from the requirements to comply with the Wildlife and Countryside Act 1981 (as amended), or any other Acts offering protection to wildlife. Of particular note is the protection offered to bats, birds and their nests from construction works. For further information contact Natural England on 0300 060 4911 or www.naturalengland.org.uk.
- 5 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 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