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London and Continental  
Railways Ltd and Exel PLC  
C/O Argent (King's Cross) Ltd  
5 Albany Courtyard  
London W1J 0HF

Application Ref **2004/2307/P**  
Please ask for **Robert West**  
Telephone 020 7974 5914

22 December 2006

Dear Sir/Madam

### **DECISION**

Town and Country Planning Acts 1990 (as amended)  
Town and Country Planning (General Development Procedure) Order 1995  
Town and Country Planning (Applications) Regulations 1988

#### **Outline Planning Permission Granted Subject to a Section 106 Legal Agreement**

Address  
**Kings Cross Central - Main site**  
**Land between Euston Road**  
**St Pancras Station**  
**Midland Main Line**  
**The New Channel Tunnel Rail Link**  
**York Way and Kings Cross Station**

#### **Proposal**

Outline application for a comprehensive phased mixed-use development of former railway lands within the King's Cross Opportunity Area as set out in the Revised Development Specification. The development comprises business and employment uses within the B1 use class; residential uses (including student accommodation), serviced apartments and hotels, shopping, food and drink and financial and professional services within the A1, A2, A3, A4 and A5 use classes; the full range of community, health, education, cultural, assembly and leisure facilities within the D1 and D2 use classes; night clubs, multi-storey and other car parking; re-erection of the linked triplet of gas holder guide frames to enclose new residential and other development on the site of the Western Goods Shed; re-erection of the guide frame for gas holder no 8 alongside the re-erected triplet to enclose new play facilities and open space; relocation of an existing district gas governor works of alteration to other existing buildings and structures to facilitate their refurbishment for specified uses; new streets and other means of access and circulation; landscaping including open space; new bridge crossings and other works along the Regent's Canal; the re-profiling of site levels; and other supporting infrastructure works and facilities.



Drawing Nos Main Site Revised Development Specification (September 2005) Chapters 1 to 6 and Annexes A to F

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

Condition(s) and Reason(s)

#### COMMENCEMENT

- 1 The development must be begun not later than either five years from the date of this permission or two years from the final approval of the first Reserved Matters application whichever is the later

Reason In order to comply with the provisions of Section 92 of the Town and Country Planning Act 1990 (as amended)

- 2 This permission shall lapse unless the first Reserved Matters application is made within five years of the date of this permission

Reason In order to comply with the provisions of Section 92 of the Town and Country Planning Act 1990 (as amended)

#### APPROVAL OF RESERVED MATTERS

##### General

- 3 Approval of the Reserved Matters shall be obtained from the local planning authority in writing prior to the commencement of any development to which those Reserved Matters relate and the development shall be carried out only as so approved

Reason In order to comply with the provisions of Section 92 of the Town and Country Planning Act 1990 (as amended)

- 4 No later than 21 years following the date of this permission an application or applications shall have been submitted to the local planning authority for the approval of Reserved Matters in respect of all of the built accommodation in the Development hereby permitted

Reason In order to comply with the provisions of Section 92 of the Town and Country Planning Act 1990 (as amended)

- 5 No Reserved Matters approval shall be implemented more than 23 years from the date of this permission or 2 years from the date of the final approval of any Reserved Matters application whichever is the later

Reason In order to comply with the provisions of Section 92 of the Town and Country Planning Act 1990 (as amended)

- 6 In relation to the buildings adjacent to or affecting the setting of listed buildings the Reserved Matters applications shall be supported by the following details

- (a) precise siting of the building where limits of deviation are shown on the Parameter Plans
- (b) all access arrangements
- (c) all elevations within the adjacent to or affecting the listed building
- (d) roof treatments
- (e) external drainage
- (f) all external plant and other equipment
- (g) all infrastructure works associated with the building
- (h) all public realm works associated with the building and
- (i) information that demonstrates how the proposed design and appearance relates in an acceptable manner to all previous Reserved Matters approvals within such buildings (or where development has commenced pursuant to such approvals the building so commenced) adjacent to or affecting the setting of the listing building

Reason In order to safeguard the special architectural and historic interest of the building and to ensure that the details accord with the assessment in the Environmental Impact Assessment and in accordance with the requirements of policies KC11 B1 and B6 of the London Borough of Camden Replacement Unitary Development Plan 2006

- 7 Any Reserved Matters approvals of the appearance of any new building which is adjacent to or affects the setting of the same listed building may contain a condition preventing its implementation in combination with other specified Reserved Matters approvals where the effect of developing the combination of buildings would not meet the objectives of the Design Guidelines referred to in condition 16

Reason In order to safeguard the special architectural and historic interest of the building and to ensure that the details accord with the assessment in the Environmental Impact Assessment and in accordance with policies KC11 B1 and B6 of the London Borough of Camden Replacement Unitary Development Plan 2006

- 8 Until such time as the obligations in the Planning Agreement bind the land on which works are being carried out any works carried out on that land pursuant to this permission shall be carried out in accordance with the Revised Code of Construction Practice dated September 2005 and that part of the Construction Materials and Purchasing Strategy referred to in paragraph (c) of the definition of the Construction Materials and Purchasing Strategy in the Planning Agreement

Reason To secure a sustainable development and to safeguard the amenities of the development adjoining and nearby premises and the area in general and to ensure that the development is carried out in accordance with the Revised code of

Construction Practice in accordance with policies S3 SKC(f) SD6(d) (e) (f) SD7(a) (b) and SD9 (c) and (d) of the London Borough of Camden Replacement Unitary Development Plan 2006

### Landscaping and Trees

- 9 The details of the landscaping to be submitted as part of the applications for Reserved Matters approval shall include details of
- (a) all existing trees (with a stem diameter of 75mm or greater) and all existing within 10 metres of the perimeter of that part of the Development indicating
    - i the location species stem diameter at 1.5 metres above ground level height and accurate crown spread
    - ii those to be retained
    - iii where nearby excavations are proposed the level at the base of each tree to be retained
    - iv trees to be removed in conjunction with that part of the proposed development and
    - v where appropriate the proposed positions and lines of protective fencing and prohibited areas
  - (b) details of the design of building foundations and the layout with dimensions and levels of service trenches and other excavations on site in so far as these items will affect trees on or adjoining that part of the site
  - (c) treatment of trees to be retained and new tree or other planting including indigenous species or those of wildlife, flowering or foliage value earthworks ground finishes top soiling with both conserved and imported top soils levels drainage including falls and drain types
  - (d) proposed canal moorings and
  - (e) the equipment and other treatment of land within the MUGA and LEAP spaces

And all works shall only be carried out with the details so approved

Reason To ensure a comprehensive and sustainable development to ensure good design to protect the setting of listed buildings to preserve or enhance the character or appearance of Conservation Areas to ensure a minimal impact on existing trees to contribute to biodiversity and to ensure that the details accord with the assessment in the Environmental Impact Assessment in accordance with policies B1 B2 N4 N8 KC8 KC10, RC1 and RC3 of the London Borough of Camden Replacement Unitary Development Plan 2006

- 10 Applications for approval of Reserved Matters including landscaping shall include for specific approval a programme for commencing and completing the planting and laying out and the detailed scheme(s) so approved shall be carried out only in accordance with the approved programme

Reason To ensure a comprehensive and sustainable development to ensure good design to protect the setting of listed buildings to preserve or enhance the character or appearance of conservation areas and to ensure that the landscaping is carried out within a reasonable period in accordance with the Environmental Impact Assessment in accordance with policies B1 B2 KC8 KC10 and N4 of the London Borough of Camden Replacement Unitary Development Plan 2006

- 11 Any trees or areas of planting which within a period of 5 years from the completion of the relevant phase of landscaping 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 a comprehensive and sustainable development to ensure good design to protect the setting of listed buildings to preserve or enhance the character or appearance of conservation areas to ensure that the landscaping is secured in accordance with the Environmental Impact Assessment in accordance with policies and policies B1 B2 KC8 KC10 and N4 of the London Borough of Camden Replacement Unitary Development Plan 2006

- 12 Where steps are to be constructed within the landscaping to change level gentle inclines and ramps (at a gradient of 1 in 20 or less) and/or lifts shall also be incorporated to provide an equally commodious alternative for all members of the public

Reason To ensure that the development provides good access for all in accordance with policies SD1 B1 B2 KC6 and T3 of the London Borough of Camden Replacement Unitary Development Plan 2006

#### PHASING OF APPROVALS

- 13 No development other than the Permitted Demolition and the Enabling Works approved in accordance with condition 3 and 25 shall take place within development zones A B F J P Q R S or T pursuant to this planning permission unless and until written approval has been given by the local planning authority in respect of one or more application(s) for approval of Reserved Matters and/or details pursuant to conditions in respect of not less than 25 000 sq m gross external area of built accommodation

Reason To ensure a comprehensive and sustainable development to achieve regeneration integration and good design, in accordance with the Environmental Impact Assessment in accordance with policies S1 S2 S3 SKC1 SKC2 SKC3 KC1 and SD6 of the London Borough of Camden Replacement Unitary Development Plan 2006

14 Unless otherwise agreed in writing by the local planning authority and subject to condition 13 applications for approval of Reserved Matters and/or details pursuant to conditions in compliance with this permission shall be made to the local planning authority in accordance with the following provisions

- (a) Application for approval of the Reserved Matters and/or details pursuant to conditions relating to not less than 70 000 sq metres gross external area of built accommodation shall be made to the local planning authority before the expiration of three years from the date of this permission
- (b) Application for approval of the Reserved Matters and/or details pursuant to conditions relating to not less than a further 70 000 sq metres gross external area of built accommodation shall be made to the local planning authority before the expiration of six years from the date of this permission bringing the total building space for which Reserved Matters applications have been submitted to not less than 140 000 sq m gross of built accommodation
- (c) Application for approval of the Reserved Matters and/or details pursuant to conditions relating to not less than a further 70 000 sq metres gross external area of built accommodation shall be made to the local planning authority before the expiration of nine years from the date of this permission bringing the total building space for which Reserved Matters applications have been submitted to not less than 210 000 sq m gross of built accommodation
- (d) Application for approval of the Reserved Matters and/or details pursuant to conditions relating to not less than a further 70 000 sq metres gross external area of built accommodation shall be made to the local planning authority before the expiration of twelve years from the date of this permission bringing the total building space for which Reserved Matters applications have been submitted to not less than 280 000 sq m gross of built accommodation
- (e) Application for approval of the Reserved Matters and/or details pursuant to conditions relating to not less than a further 70 000 sq metres gross external area of built accommodation shall be made to the local planning authority before the expiration of fifteen years from the date of this permission bringing the total building space for which Reserved Matters applications have been submitted to not less than 350 000 sq m gross external area of built accommodation and
- (f) Application for approval of the Reserved Matters and/or details pursuant to conditions relating to not less than a further 70 000 sq metres gross external area of built accommodation shall be made to the local planning authority before the expiration of eighteen years from the date of this permission bringing the total building space for which Reserved Matters applications have been submitted to not less than 420 000 sq m gross external area of built accommodation

Provided that reapplications or variations in relation to the same built accommodation which has already been the subject of previous applications for and

approvals of Reserved Matters shall not count towards compliance with the phasing of the submissions as set out in (a) to (f) above

Reason To ensure a comprehensive and sustainable development to achieve regeneration integration and good design in accordance with the Environmental Impact Assessment in accordance with policies S1 S2 S3 SKC1 SKC2 SKC3 KC1 and SD6 of the London Borough of Camden Replacement Unitary Development Plan 2006

- 15 If submission of applications for approval of Reserved Matters are not to be made prior to any of the relevant dates specified in condition 14 then provided that at least six months before the relevant date for submission a written submission has been made to the Council detailing the reasons for the delay and the anticipated forward programme for submissions the date for the submission of such Reserved Matters may be extended by a period specified by the local planning authority

(a) not exceeding six months and

(b) taken together with previous extensions not cumulatively exceeding 12 months over the life of this permission

Reason To ensure a comprehensive and sustainable development to achieve regeneration integration and good design in accordance with the Environmental Impact Assessment in accordance with policies S1 S2 S3 SKC1 SKC2 SKC3 SK1 and SD6 of the London Borough of Camden Replacement Unitary Development Plan 2006

## PARTICULARS TO ACCOMPANY RESERVED MATTER APPLICATIONS

### Urban Design Report

- 16 Relevant applications for approval of Reserved Matters submitted pursuant to this permission relating to the design of new buildings and to the landscaping of the public realm shall be accompanied by an urban design report which explains the underlying approach of the design and explain how it addresses each of the relevant Design Guidelines

Reason To ensure a comprehensive and sustainable development and to achieve good design throughout the development including protection of the setting of listed buildings and the preservation or enhancement of the character or appearance of conservation areas in accordance with the Environmental Impact Assessment in accordance with policies B1 B2 B6 B7 and KC8 of the London Borough of Camden Replacement Unitary Development Plan 2006

### Environmental Sustainability Plan

- 17 Relevant applications (or groups of related applications) for approval of Reserved Matters in respect of buildings shall be accompanied by an Environmental Sustainability Plan The Environmental Sustainability Plan shall explain

- (a) how the proposed building design(s) realise(s) opportunities to include design and technology energy efficiency measures
- (b) the reduction in carbon emissions achieved through these building design and technology energy efficiency measures compared with the emissions permitted under the national Building Regulations prevailing at the time the application(s) for approval of reserved matters are submitted
- (c) the specification for any green and/or brown roofs
- (d) how energy shall be supplied to the building(s) highlighting
  - i how the building(s) relate(s) to the site-wide strategy for district heating incorporating tri-generation from distributed combined heat and power
  - ii how the building(s) relate(s) to the strategy for using biofuel boilers to supplement the energy supplied through district heating systems
  - iii the assessment of the cost-effectiveness and reliability of the supply chain for biofuels and
  - iv any other measures to incorporate renewables
- (e) how the proposed building(s) have been designed to achieve a BREEAM and/or Ecohomes rating of 'very good' (or an equivalent assessment method and rating) or better and
- (f) The incorporation of bird boxes bat roosts and other wildlife features on buildings

Reason To ensure a comprehensive and sustainable development and to achieve good design through the development in accordance with the Environmental Impact Assessment in accordance with policies SKC1, KC8 B1 N7 and SD9 of the London Borough of Camden Replacement Unitary Development Plan 2006

#### Earthworks and Remediation Plan

- 18 Relevant applications (or groups of related applications) for approval of Reserved Matters shall be accompanied by an Earthworks and Remediation Plan to deliver appropriate site levels and ground conditions for that part of the development and demonstrate compliance with conditions 64 and 65 All works shall be carried out in accordance with the Earthworks and Remediation Plan as approved

Reason To ensure the development is carried out in accordance with the assessment and conclusions of the Environmental Impact Assessment in accordance with policies SD1 and SD10 the London Borough of Camden Replacement Unitary Development Plan 2006

#### Access Statement



- 19 Relevant applications for approval of Reserved Matters pursuant to this permission shall be accompanied by an access statement. Each access statement shall
- (a) address the relevant design principles set out in the Access and Inclusivity Strategy dated September 2005
  - (b) highlight any areas where technical or other constraints have prevented or constrained the application of these design principles and
  - (c) include a project programme for that building or phase to identify the key stages at which important decisions affecting inclusivity and accessibility will be made

Reason To ensure a comprehensive and sustainable development and to achieve good design through the development in accordance with the Environmental Impact Assessment in accordance with policies SD1 B1 B2 T3 KC6 KC8 of the London Borough of Camden Replacement Unitary Development Plan 2006

#### Illustrative Build Out Plan

- 20 Relevant applications for approval of Reserved Matters shall be accompanied by an illustrative build out plan showing
- (a) the disposition of any buildings for which approval has been given and the take-up through those approvals of the land uses permitted by this planning permission
  - (b) the disposition of any buildings for which approval of Reserved Matters is sought and how the approved uses are to be incorporated in these buildings
  - (c) how the Development Zones within which buildings for which approval has been given under (a) and those for which approval has been sought under (b) above may be built out and completed in conformity with this planning permission
  - (d) Development Zones (or part thereof) for which buildings have yet to come forward for approval of Reserved Matters
  - (e) the status of each area of Principal Public Realm the phasing of development and its date of adoption or target date of adoption (where appropriate)
  - (f) demonstrate ongoing provision of green and brown roofs in accordance with condition 46 and
  - (g) the relationship between the buildings/development referred to in (a) (b) (c) (d) and (e) above

Reason To ensure a comprehensive and sustainable development and to achieve regeneration integration and good design in accordance the Environmental Impact

### Construction Timetable

- 21 Relevant applications for approval of Reserved Matters shall be accompanied by details of
- (a) the construction timetable for those developments for which approval is sought
  - (b) how that construction timetable relates to the overall sequence of the development and its division into a number of major phases and
  - (c) demonstrates compliance with conditions 66 and 67

Reason To ensure a comprehensive and sustainable development to protect amenities and ensure safe access in accordance the Environmental Impact Assessment in accordance with policies S1 S2 S3 SKC1 and KC6 of the London Borough of Camden Replacement Unitary Development Plan 2006

### Servicing Strategy

- 22 A servicing strategy consistent with plan KXC 017 Rev R demonstrating where servicing for any building will be located will support any relevant application for approval of Reserved Matters The strategy shall include details of the proposed hours of servicing and the mechanisms that will be used to ensure loading and unloading takes place in accordance with the strategy as approved No servicing of any building shall take place on any part of the highway network or public realm other than in accordance with the servicing strategy so approved

Reason To ensure safe efficient and sustainable access to and protect amenities in the development in accordance with the Environmental Impact Assessment in accordance with policies B1 T1 KC5 KC6 and SD6 of the London Borough of Camden Replacement Unitary Development Plan 2006

### Highways Plan

- 23 Relevant applications (or groups of related applications) for approval of Reserved Matters shall be accompanied by a Highways Plan The Highways Plan shall show any works that are required to the existing adopted highways of York Way Goods Way and/or Pancras Road to achieve appropriate means of access to those buildings for which approval is sought Development shall not commence on those buildings until a detailed scheme for the highway works required has been approved by the local planning authority and the buildings shall not be first occupied until the level of works specified by the local planning authority as being required prior to occupation have been completed and provision has been made for the completion of the remaining works

Reason To ensure safe efficient and sustainable access and to protect amenities and to ensure the development is carried out in accordance with the assessment and conclusions of the Environmental Impact Assessment in accordance with policies B1 T1 T2 T5 T12 T13 SKC1 KC5 and KC6 of the London Borough of Camden Replacement Unitary Development Plan 2006

#### Housing Delivery Plan

- 24 Accompanying each application for approval of Reserved Matters which contains plans and particulars of residential accommodation there shall be submitted to the local planning authority a housing delivery plan in relation to those residential units the plan to give details of the number of units size dwelling and tenure mix the stage reached in the tendering/procurement of the social rented shared ownership and key worker sub market rented units the confirmed or anticipated (as appropriate) dates for the start of construction and completion the confirmed or anticipated ownership and management arrangements for each tenure of affordable housing units the number unit size and mix of wheelchair accessible homes and their storey level and the quantity and type of private residential amenity space to be provided

Reason To ensure a comprehensive and sustainable development and the provision of a variety of housing in terms of size and type of affordability in accordance with policies H1 H2 H7 H8 N4 KC1 and KC4 of the London Borough of Camden Replacement Unitary Development Plan 2006

#### DETAILS REQUIRED BY CONDITION

##### Enabling Works

- 25 Details of the Enabling Works including layout designs and specifications shall be submitted to and approved in writing by the LPA before commencement of those works All works shall be carried out in accordance with the details as approved

Reason To ensure a comprehensive sustainable and integrated development facilitate regeneration and ensure safe and efficient access and to ensure the development is carried out in accordance with the assessment and conclusions of the Environmental Impact Assessment in accordance with policies B1 T1 T12 SKC2 SKC3 SKC4 and KC8 of the London Borough of Camden Replacement Unitary Development Plan 2006

##### Other Structures and buildings

- 26 Details of the following shall be submitted to the local planning authority for approval prior to any works taking place in relation to such structures
- (a) the precise siting of buildings where the siting has been approved subject to limits of deviation on Plan KXC004 Rev S

- (b) all works to the walls of the Regents Canal as shown on KXC011 Rev 11
- (c) proposals for the bridge structures described as BR1 BR2 BR3 and BR4 on KXC 007 Rev S
- (d) all major utilities infrastructure (including substations and other structures) as shown on plan KXC018 Rev M

All works shall be carried out in accordance with the details as approved

Reason To ensure a comprehensive and sustainable development to ensure integration and facilitate regeneration to achieve good design to protect the special character of retained listed buildings to protect or enhance the character or appearance of the conservation areas and to protect the special character of the Canal and to ensure the development is carried out in accordance with the assessment and conclusions of the Environmental Impact Assessment in accordance with policies B1 B2 S7 SKC1 SKC2 SKC3 SKC4 KC8 KC11 RC1 and RC2 of the London Borough of Camden Replacement Unitary Development Plan 2006

#### Floorplans etc

- 27 Details and particulars including floorspace figures floorplans and layouts of the uses and the vehicle and other servicing and access including provision for any coach access and parking to be accommodated in built and refurbished accommodation shall be submitted to and approved in writing by the local planning authority before any of those uses commences and the uses will commence only in accordance with the details so approved

Reason To ensure a comprehensive and sustainable development to ensure safe and efficient access to achieve good design and protect amenities and to ensure the development is carried out in accordance with the assessment and conclusions of the Environmental Impact Assessment in accordance with policies SKC2, SKC3 KC1 KC2 KC3 KC6 and T15 of the London Borough of Camden Replacement Unitary Development Plan 2006

#### Refuse Storage and Collection

- 28 Details of arrangements for storage and collection of refuse for the development hereby approved including location design screening operation and the provision of facilities for the storage of recyclable materials shall be submitted to and approved in writing by the LPA as part of the relevant applications for approval of Reserved Matters for each phase of the Development and the development shall be carried out only in accordance with the details so approved and shall be retained thereafter

Reason To ensure good design to safeguard the amenity of the area and ensure that the development is sustainable and has adequate facilities in accordance with

the Environmental Impact Assessment in accordance with policies SD6 and KC8 of the London Borough of Camden Replacement Unitary Development Plan 2006

#### Wind Turbines

- 29 Details of the positioning and detailed design of the wind turbines shall be submitted to and approved in writing by the local planning authority before they are constructed and they shall be constructed only in accordance with the details so approved

Reason To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies SD6 and SD7 of the London Borough of Camden Replacement Unitary Development Plan 2006

- 30 Prior to construction of the wind turbines hereby approved further investigations shall be undertaken of

- (a) their shadow flicker' on existing and future residential occupants within nearby buildings and
- (b) the impact of operating the turbines on local television and radio reception microwave and other telecommunications links and radar signals

In the event that those further investigations confirm that shadow flicker or impact on reception would occur and cause loss of amenity or interference then the turbines shall not be used until such time as all necessary remedial measures have been put in place in accordance with details approved in writing by the local planning authority

Reason To ensure the development can be undertaken without impact on television and/or radio reception to protect residential amenity and in accordance with the assessment and conclusions of the Environmental Impact Assessment in accordance with policies SD6 SD7 and KC8 of the London Borough of Camden Replacement Unitary Development Plan 2006

#### DEVELOPMENT TO BE CARRIED OUT IN ACCORDANCE WITH PERMISSION

##### Parameter Plans and Development Specification

- 31 The development shall be carried out in accordance with the Revised Parameter Plans and as described in the specified paragraphs of the Revised Development Specification dated September 2005 comprising

- (a) the Principal Public Realm Areas shown on drawing KXC004 Rev S together with paras 4 9 4 13 (insofar as it relates to public realm) 4 14 4 17 and 4 19
- (b) the boundaries of Development Zones shown on drawing KXC005 Rev T together with paras 4 20 4 21 4 23-4 26 and with Table 2 to the extent that it provides a summary and indicative description of the proposals in each development zone only

- (c) the Regent's Canal works shown on drawing KXC006 Rev Q together with paras 4 27-4 29
- (d) the Principal Access and Circulation Routes shown on drawing KXC007 Rev S together with paras 4 30 – 4 47 and with Annex C to the extent that it provides a summary and indicative specification for the routes only
- (e) the Upper Floor Land Uses Along Street Elevations shown on drawing KXC008 Rev R together with paras 4 48-4 54 to the extent that these describe the overall distribution of land uses only
- (f) the Ground Floor Land Uses Along Street Frontages shown on drawing KXC009 Rev P together with paras 4 49 – 4 54 to the extent that these describe the overall distribution of land uses only
- (g) the Proposed Finished Site Levels shown on drawing KXC012 Rev T together with paras 4 62-4 67
- (h) the Development Massing shown on drawing KXC013 Rev L together with paras 4 68 – 4 72 and Table 3
- (i) the Maximum Building Heights shown on drawing KXC014 Rev W together with paras 4 73 - 4 75
- (j) the Strategic View Corridor Constraints shown on drawing KXC015 Rev S together with paras 4 79 -4 81
- (k) the Basement Zones shown on drawing KXC016 Rev O together with paras 3 40 3 41 and 4 82-4 86
- (l) the Servicing arrangements shown on drawing KXC017 Rev R together with para 4 87
- (m) the Utilities Strategy shown on drawing KXC018 Rev M together with paras 4 88 and 4 90 – 4 98
- (n) the Gas Holder Triplet Development shown on drawing KXC020 Rev E together with paras 4 104 and 4 105 to the extent that they show indicative proposals only for the works and land uses and
- (o) the Priority Zones for Green/Brown Roofs and Wind Turbines shown on drawing KXC021 Rev A together with paras 3 43 3 44 4 106 and 4 107

except that in relation to (i) above the building heights within Plot S2 identified on drawing KXC005 Rev T shall be at least 6 5m below the maximum heights shown in Parameter Plan KXC014 rev W across at least 80% of the plot unless otherwise approved in writing by the local planning authority

Reason The development is the subject of an Environmental Impact Assessment and any change to the development from the particulars assessed as above might have an impact which has not been identified and assessed The requirements of this condition are to ensure a comprehensive and sustainable development to achieve integration regeneration and good design and to accord with the

assessment and conclusions of the Environmental Impact Assessment in accordance with policies S1 S2 S3 SKC1 SKC2 SKC3 SKC4 and KC8 of the London Borough of Camden Replacement Unitary Development Plan 2006

#### Retained Buildings and Structures

32 The following works of alteration to existing buildings and structures to facilitate their refurbishment and reuse shall only be carried out in accordance with the detailed descriptions contained in the identified sections of the Development Specification and as follows

- (a) the 'works to facilitate future uses and refurbishment parameters' set out in Parts 1 8 inclusive Part 10 and Part 11 of the Development Specification Annex E (Specification of Works to Retained Historic Buildings and Structures) dated April 2004 unless otherwise approved in writing by the local planning authority
- (b) the 'works to facilitate future uses and refurbishment parameters set out in Part 9 of the Revised Development Specification Annex E (Specification of Works to Retained Historic Buildings and Structures Southern Stanley Building) dated September 2005 unless otherwise approved in writing by the local planning authority and
- (c) no works other than the Permitted Demolition shall take place until
  - i details and full particulars including proposals for the refurbishment design and external appearance of the building(s) and their proposed uses and supported by a Conservation Plan have been submitted to and approved in writing by the local planning authority and
  - ii any relevant Listed Building or Conservation Area Consents have been granted

Reason To ensure a comprehensive and sustainable development to ensure good design, to protect the setting of listed buildings to preserve or enhance the character or appearance of Conservation Areas and to ensure that the details accord with the assessment in the Environmental Impact Assessment in accordance with policies S7 SKC1 SKC4 B1 B7 B6 and KC11 of the London Borough of Camden Replacement Unitary Development Plan 2006

#### Floorspace Permitted

33 The total floorspace constructed and used pursuant to this outline planning permission shall not exceed 713 090 sq m gross external area provided that this total floorspace excludes

- (a) basements to be constructed in accordance with condition 31(k) other than the public bicycle interchange/storage facilities and public health and fitness

facilities in Development Zone B partly within basement space specified in Table 1 and Annex B attached

- (b) infrastructure and utilities forming part of and supporting the development including substations transformers waste storage and ancillary recycling facilities
- (c) rooftop plant
- (d) the district gas governor and
- (e) car parking other than the multi storey car park

Reason The development is the subject of an Environmental Impact Assessment and any change to the development from the particulars assessed might have an impact which has not been identified and assessed The requirements of this condition are to ensure a comprehensive and sustainable development to achieve integration regeneration and good design to protect the setting of listed buildings to preserve or enhance the character or appearance of conservation areas and protect Strategic Views and to accord with the assessment and conclusions of the Environmental Impact Assessment in accordance with policies S1 S2 S3 SKC1 SKC2 SKC3 and KC8 of the London Borough of Camden Replacement Unitary Development Plan 2006

- 34 The maximum floorspace of buildings constructed and refurbished in accordance with condition 33 within the Development north of Regents Canal shall not exceed 468 840 sq m gross external area and south of Regents Canal shall not exceed 244 250 sq m gross external area

Reason The development is the subject of an Environmental Impact Assessment and any change to the development from the particulars assessed might have an impact which has not been identified and assessed The requirements of this condition are to ensure a comprehensive and sustainable development to achieve integration regeneration and good design to protect the setting of listed buildings to preserve or enhance the character or appearance of Conservation Areas and protect Strategic Views and to accord with the assessment and conclusions of the Environmental Impact in accordance with policies and policies S1, S2 S3 SKC1 SKC2 SKC3 and KC8 of the London Borough of Camden Replacement Unitary Development Plan 2006

#### Uses Permitted

- 35 Permission is hereby granted for the following uses as set out in the description of development to take place within buildings constructed and refurbished within the Development
- (a) Business and employment uses within Class B1



- (b) Residential uses within Class C3 and student accommodation and a residential home within Class C2
- (c) Hotel use within Class C1 and serviced apartments (sui generis outside of Class C3)
- (d) Shopping food and drink uses within Classes A1 A2 A3 A4 and A5
- (e) Uses within Class D1
- (f) Cinema use(s)
- (g) Uses within Class D2 and nightclub uses and casino use
- (h) A multi storey car park
- (i) Other miscellaneous uses including public bicycle interchange/storage facilities substations transformers waste storage and recycling facilities and the gas governor

and the floorspace constructed and used pursuant to the planning permission shall not unless otherwise agreed in writing by the local planning authority exceed in the case of any use or group of uses within each of the areas north and south of Regents Canal the individual maximum floorspace figures as set out in Table 1 attached that Table being read together with the notes 4 to 13 inclusive

Reason The development is the subject of an Environmental Impact Assessment and any change to the development from the particulars assessed might have an impact which has not been identified and assessed The requirements of this condition are to ensure a comprehensive and sustainable development to achieve integration regeneration and good design to protect the setting of listed buildings to preserve or enhance the character or appearance of conservation areas and protect Strategic Views and to accord with the assessment and conclusions of the Environmental Impact Assessment in accordance with policies S1 S2 S3 SKC1 SKC2 SKC3 KC2 and KC8 of the London Borough of Camden Replacement Unitary Development Plan 2006

#### Floorspace and Development Zones

- 36 Unless otherwise agreed in writing by the local planning authority the new and refurbished floorspace constructed as part of the development hereby permitted within the maxima set out in condition 35 will be distributed between the Development Zones in accordance with the maximum floorspace allocations in Annex B attached subject to Annex B (north and south of the canal) being read together with the notes excluding notes 4 and 5 and Annex B (north of the Canal) being read together with the notes excluding note 15

Reason The development is the subject of an Environmental Impact Assessment and any change to the development from the particulars assessed might have an impact which has not been identified and assessed The requirements of this condition are to ensure a comprehensive and sustainable development to achieve

*integration regeneration and good design to protect the setting of listed buildings to preserve or enhance the character or appearance of conservation areas and protect Strategic Views and to accord with the assessment and conclusions of the Environmental Impact Assessment in accordance with policies S1 S2 S3 SKC1 SKC2 SKC3 KC2 and KC8 of the London Borough of Camden Replacement Unitary Development Plan 2006*

## Basements

- 37 The basement floorspace to be constructed in accordance with this permission and specifically with conditions 33 and 35 shall be constructed in accordance with condition 31 (k) above and shall not exceed 83 500 square metres gross external area in total (comprising up to 32 000 square metres gross external area to the south of the Regent's Canal and up to 51 500 square metres gross external area to the north of the Regent's Canal)

Reason The development is the subject of an Environmental Impact Assessment and any change to the development from the particulars assessed might have an impact which has not been identified and assessed The requirements of this condition are to ensure a comprehensive and sustainable development to achieve integration regeneration and good design and to accord with the assessment and conclusions of the Environmental Impact Assessment in accordance with policies S1 S2 S3 SKC1 SKC2 SKC3 KC2 and KC8 of the London Borough of Camden Replacement Unitary Development Plan 2006

- 38 Details of this basement floorspace including layout design access the provision of plant and ventilation shall be included in the relevant application for approval of Reserved Matters The basement space so permitted shall only be used for purposes ancillary to the primary purposes permitted for the relevant buildings including the storage of plant equipment building services plant and equipment other ancillary storage servicing and parking

Reason To ensure a comprehensive and sustainable development to ensure safe and efficient access to achieve good design and protect amenities in accordance with the Environmental Impact Assessment in accordance with policies SKC2 SKC3 KC1 KC2 KC3 KC6 and T15 of the London Borough of Camden Replacement Unitary Development Plan 2006

## Residential Units

- 39 The residential floorspace constructed and used pursuant to this permission when completed shall comprise no less than 137 200 sq m gross external area and include no more than 1 700 residential units within Class C3 of the Use Classes Order 1997 (that is excluding student accommodation and the residential home within Class C2) unless otherwise approved in writing by the local planning authority

Reason The development is the subject of an Environmental Impact Assessment and any change to the development from the particulars assessed might have an impact which has not been identified and assessed The requirements of this condition are to ensure a comprehensive and sustainable development to achieve integration regeneration and good design to protect the setting of listed buildings to preserve or enhance the character or appearance of conservation areas and protect Strategic Views in accordance with the assessment and conclusions of the Environmental Impact Assessment in accordance with policies S1 S2 S3 S4 S6 SKC1 SKC2 SKC3 KC4 and KC8 of the London Borough of Camden Replacement Unitary Development Plan 2006

#### Student Accommodation

- 40 Any application for approval of Reserved Matters in relation to residential accommodation shall specify whether the proposed accommodation is for the use of students Any units constructed pursuant to any Reserved Matters approval so specified shall be used primarily for the occupation of students

Reason To ensure a sustainable development and to protect amenities and to ensure that the development complies with the outline permission and the Environmental Impact Assessment in accordance with policies S1 S2 S3 S4, S6 SKC1 SKC2 SKC3 KC4 and KC8 of the London Borough of Camden Replacement Unitary Development Plan 2006

- 41 Unless otherwise approved in writing by the local planning authority the floorspace approved as part of Reserved Matter approvals pursuant to this permission and provided for use as student accommodation shall include no more than 650 units in total comprising no more than 150 Studio flats and no more than 500 cluster flats (providing non-self-contained accommodation)

Reason The development is the subject of an Environmental Impact Assessment and any change to the development from the particulars assessed as above might have an impact which has not been identified and assessed The requirements of this condition are to ensure a comprehensive and sustainable development and to achieve integration regeneration and good design and accordance with the assessment and conclusions of the Environmental Impact Assessment in accordance with policies S1 S2 S3 S4 S6 SKC1 SKC2 SKC3 KC4 and KC8 of the London Borough of Camden Replacement Unitary Development Plan 2006

#### Residential Floorspace

- 42 Unless otherwise agreed in writing by the local planning authority the development constructed and used pursuant to this permission shall provide when completed
- (a) a minimum of 137 200 sq m gross external area of residential floorspace including market housing affordable housing and

- (b) a minimum of 53 670 sq m gross external area of affordable housing floorspace (to deliver 42 936 sq m net internal floor area)
- (c) a minimum of 41 175 sq m gross external area of social rented housing floorspace (to deliver 32 940 sq m net internal floor area)

Reason To ensure appropriate provision for housing needs within a comprehensive and sustainable development to achieve regeneration integration and good design and to ensure that the development complies with the Environmental Impact Assessment in accordance with policies S1 S2 S3 S4 S6 SKC1 SKC2 SKC3 H2 KC4 and KC8 of the London Borough of Camden Replacement Unitary Development Plan 2006

#### Residential Mix

- 42A Unless otherwise approved in writing by the local planning authority the residential accommodation excluding the student accommodation and the residential home approved as part of Reserved Matters approvals pursuant to this permission shall include not less than 23% of units as three and four bedroom accommodation

Reason To ensure appropriate provision for housing needs within a comprehensive and sustainable development to achieve regeneration integration and good design and to ensure that the development complies with the Environmental Impact Assessment in accordance with policies S1 S2 S3 S4 S6 SKC1 SKC2 SKC3 H8 KC4 and KC8 of the London Borough of Camden Replacement Unitary Development Plan 2006

#### Residential Daylight and Sunlight

- 43 Applications for the approval of Reserved Matters in relation to residential accommodation shall be accompanied by details of how the proposed design applies the standards recommended in the Building Research Establishment's 'Site Layout Planning for Daylight and Sunlight A Guide to Good Practice 1991'

Reason To ensure a sustainable development and good design and to safeguard the amenity of future occupiers of the development in accordance with the Environmental Impact Assessment in accordance with policies SD6 KC4 and KC8 of the London Borough of Camden Replacement Unitary Development Plan 2006

#### Class D2 Uses

- 44 Within the total floorspace hereby approved no more than 28 730sqm gross external area of floorspace shall be developed or used pursuant to this permission for purposes within Use Classes D2 as set out in the Town and Country Planning Use Classes Order 1987 (including cinemas) and for nightclub and casino purposes

Reason To ensure a comprehensive and sustainable development to safeguard the amenity of adjoining premises and future occupiers of the development and to ensure that the development complies with the outline permission and Environmental Impact Assessment, in accordance with S4 S6 S3 SKC1 SKC2 SKC3 KC6 KC12 and SD6 of the London Borough of Camden Replacement Unitary Development Plan 2006

#### Drainage Infrastructure

- 45 The new drainage infrastructure within the site shall be designed to achieve a combined (storm and foul) peak discharge to the existing combined sewers of 2292 l/s or less

Reason To protect future occupiers of the development services and utilities and prevent the pollution of the water environment in accordance with policy SD9 and KC8 of the London Borough of Camden Replacement Unitary Development Plan 2006

#### Green and Brown Roofs

- 46 At least 15% of the roofs of new buildings constructed pursuant to the planning permission shall be green and/or brown roofs as defined in the Revised Development Specification dated September 2005

Reason To ensure a comprehensive and sustainable development and to satisfactorily provide for biodiversity in accordance with the Environmental Impact Assessment in accordance with policy KC8 and N7 of the London Borough of Camden Replacement Unitary Development Plan 2006

#### Solar Water Heating

- 47 Any new buildings that are to be used predominantly for student housing shall incorporate solar water heating to meet part of that housing's domestic hot water needs

Reason To ensure a comprehensive and sustainable development and to satisfactorily provide for an efficient energy supply in accordance with the Environmental Impact Assessment in accordance with policies KC8 and SD9 of the London Borough of Camden Replacement Unitary Development Plan 2006

#### Combined Heat and Power

- 48 All new buildings within development zones A B J K L N P Q R S and T shall incorporate the necessary pipework to connect to district heating/combined heat and power systems

Reason To ensure a comprehensive and sustainable development and to satisfactorily provide for an efficient energy supply in accordance with the Environmental Impact Assessment in accordance with policies KC8 and SD9 of the London Borough of Camden Replacement Unitary Development Plan 2006

#### Car Parking Standards

- 49 Unless otherwise agreed in writing by the local planning authority the development shall be constructed in accordance with the following

(a) maximum car parking/storage standards

- i Residential 800 spaces for 1 700 residential units at an average ratio of 0.47 per unit across all unit types and tenures
- ii Student Housing 25 spaces for 650 units at an average ratio of 1.26 units
- iii Hotel/serviced apartments No parking provision south of canal other than parking for people with disabilities (to be agreed in writing by the local planning authority at the Reserved Matter stage) Hotel resident parking at 1 space per 750 sq m north of canal
- iv Class D1/D2 uses
  - 1 space per 1 500 sq m gross floor area south of canal
  - 1 space per 1 000 sq m north gross floor area of canal
  - Additional provision may be permitted if justified for health care purposes or to meet the needs of staff working anti-social hours
- v Class B1 uses
  - Staff/operational parking at 1 space per 1 500 sq m gross floor area south of canal
  - Staff/operational parking at 1 space per 1 250 sq m gross floor area north of canal
- vi Classes A1 to A5 inclusive uses and
  - 1 space per 1 500 sq m gross floor area south of canal
  - 1 space per 1 000 sq m gross floor area north of canal

- (b) these standards shall apply to the overall development including parking provided along new streets within the built development within the multi-

storey car park in Development Zone T and within the basements and any undercrofts of buildings

- (c) 5% of the spaces provided within these standards shall be for people with disabilities Any additional parking required by the local planning authority for people with disabilities may be provided in addition to the above standards and
- (d) the standards exclude provision for city car club spaces (such spaces may be provided in addition to the above) and the provision of service bays to be approved as part of Reserved Matters for the development

Reason To ensure a comprehensive and sustainable development and to ensure that the development complies with the Environmental Impact Assessment in accordance with policies KC6 KC7 T1 T7 T9 T10 and Appendix 6 (parking standards) in the London Borough of Camden Replacement Unitary Development Plan 2006

#### Multi-Storey Car Park

- 50 No part of the multi storey car park shall be brought into use until a management plan for that Car Park has been submitted to and approved in writing by the local planning authority and the car park shall be operated only in accordance with the approved Plan

Reason To ensure that management of parking provision is in support of a comprehensive and sustainable development in accordance with the Environmental Impact Assessment in accordance with policies KC6 KC7 T1 and Appendix 6 (parking standards) in the London Borough of Camden Replacement Unitary Development Plan 2006

#### Cycle Parking

- 51 Unless otherwise agreed in writing by the local planning authority the development shall be constructed in accordance with the cycle parking /storage standards as set out in Appendix 6 of the London Borough of Camden Replacement Unitary Development Plan 2006

Reason To ensure a comprehensive and sustainable development and in order to provide satisfactory provision for cyclists in the development in accordance with the Environmental Impact Assessment in accordance with policies KC6 T3 and Appendix 6 (parking standards) in the London Borough of Camden Replacement Unitary Development Plan 2006

### IMPLEMENTATION AND PHASING

#### Class B1 and Residential

52 The floorspace hereby permitted and as further approved in accordance with condition 3 for purposes within Class B1 shall be occupied only in accordance with the following provisions

- (a) no floorspace shall be first occupied for B1 purposes until construction contracts have been placed for 125 residential units (excluding student housing)
- (b) no more than 75 000 sq m gross external area of B1 offices shall be first occupied prior to the placing of construction contracts for 250 residential units (excluding student housing),
- (c) no more than 150 000 sq m gross external area of B1 offices shall be first occupied prior to the placing of construction contracts for 500 residential units (excluding student housing)
- (d) no more than 250 000 sq m gross external area of B1 offices shall be first occupied prior to the placing of construction contracts for 850 residential units (excluding student housing)
- (e) no more than 350 000 sq m gross external area of B1 offices shall be first occupied prior to the placing of construction contracts for 1 200 residential units (excluding student housing)
- (f) no more than 400,000 sq m gross external area of B1 offices shall be first occupied prior to the placing of construction contracts for 1400 residential units (excluding student housing)
- (g) no more than 450 000 sq m gross external area of B1 offices shall be first occupied prior to the placing of construction contracts for 1 550 residential units (excluding student housing)

Reason To ensure a comprehensive and sustainable development to achieve regeneration and integration and to ensure that the development complies with the outline permission and the Environmental Impact Assessment in accordance with policies S1 S2 S3 SKC1 SKC2 SKC3 KC1 KC2 and KC4 of the London Borough of Camden Replacement Unitary Development Plan 2006

#### Gasholder Guide Frames

53 No buildings shall be occupied within Development Zone B until

- (a) approval in writing from the local planning authority has been issued for the exact location for the Gas Holder number 8 guide frame within development zone N shown on drawing KXC005 Rev T
- (b) a contract has been placed for the works of dismantling refurbishment and re-erection of the Gas Holder number 8 guide frame
- (c) approval in writing from the local planning authority has been issued for a method statement and programme for the movement and secure storage of



the dismantled Linked Triplet Gas Holder guide frames. The means of movement and secure storage of the dismantled Linked Triplet Gas Holder guide frames shall be carried out in accordance with such method statement and programme

- (d) a contract has been placed for the movement and secure storage of the dismantled Linked Triplet Gas Holder guide frames and evidence of such contract has been submitted to the local planning authority and
- (e) a contract has been placed for the relocation and re-provision of the gas governor within development zone V and evidence of such contract has been submitted to the local planning authority or alternatively written confirmation has been given to the local planning authority that the gas governor will not be relocated and re provided

Reason To ensure a comprehensive and sustainable development and good design to safeguard the special architectural and historic interest of listed buildings/structures and to protect or enhance the character or appearance of the conservation areas in accordance with the Environmental Impact Assessment in accordance with policies B7 and KC11 of the London Borough of Camden Replacement Unitary Development Plan 2006

54 The re-erection of the Linked Triplet Gas Holder guide frames as hereby permitted shall not take place until

- (a) approval in writing from the local planning authority has been issued for all Reserved Matters in respect of the scheme shown on drawing KXC020 Rev E for the re-erection and re-use of the Linked Triplet Gas Holder guide frames including the exact location for the Linked Triplet Gas Holder guide frames within development zone N shown on drawing KXC005 Rev T
- (b) Listed Building Consent has been granted in respect of the scheme shown on drawing KXC020 Rev E for the re-erection and re-use of the Linked Triplet Gas Holder guide frames
- (c) approval in writing from the local planning authority has been issued for a method statement and programme for the repair and re-erection of the Linked Triplet Gas Holder guide frames including the means of ensuring the structural stability and integrity of the guide frames. The repair and re erection of the guide frames shall be carried out in accordance with the method statement and programme so approved
- (d) contracts have been placed for the repair and re erection of the guide frames and evidence of such contract has been submitted to the local planning authority and
- (e) the developer has provided details of how the future maintenance of the guide frames would be funded and delivered and approval in writing from the local planning authority has been issued for those details

Reason To ensure a comprehensive and sustainable development and good design to safeguard the special architectural and historic interest of listed buildings/structures and to protect or enhance the character or appearance of the conservation areas in accordance with the Environmental Impact Assessment in accordance with policies B7 and KC11 of the London Borough of Camden Replacement Unitary Development Plan 2006

## ARCHAEOLOGY

### Programme of Building Recording and Analysis

- 55 No works shall take place in relation to each phase of the Development as notified under condition 21 until the applicant their agent or successors in title has secured the implementation of a programme assessment recording and historic analysis which considers building structure, architectural detail and archaeological evidence This shall be undertaken in accordance with a written scheme of investigation submitted by the applicant and approved by the local planning authority

Reason Important archaeological remains may exist on the site The requirements of this condition are to secure the provision of archaeological investigation and the subsequent recording of the remains prior to development and to minimise damage to them in accordance with the Environmental Impact Assessment in accordance with the policy B8 of the London Borough of Camden Replacement Unitary Development Plan 2006

### Archaeological Investigation and Mitigation

- 56 No development shall take place in relation to each phase of the Development as notified under condition 21 until the applicant their agent or successors in title has secured the implementation of a programme of archaeological work in accordance with a written scheme for investigation which has been submitted by the applicant and approved by the local planning authority

Reason Important archaeological remains may exist on the site The requirements of this condition are to secure the provision of archaeological investigation and the subsequent recording of the remains prior to development and to minimise damage to them in accordance with the Environmental Impact Assessment in accordance with the policies policy B8 of the London Borough of Camden Replacement Unitary Development Plan 2006

## AMENITY

### Hours of Opening and Use

- 57 Unless otherwise specified by the local planning authority in Reserved Matters approval(s) in response to the detailed disposition and relationship of uses in the

buildings within the development there shall be no restriction on the hours of opening or use of any of the buildings within the development

Reason To ensure a sustainable development with safe and efficient access to safeguard the amenities of occupiers of the development and other adjacent or affected premises and the area generally to safeguard local community safety in accordance with the Environmental Impact Assessment in accordance with policies SD6 and KC8 of the London Borough of Camden Replacement Unitary Development Plan 2006

#### Hours of Servicing

- 58 Unless otherwise specified by the local planning authority in Reserved Matters approval(s) in response to the detailed disposition and relationship of uses in the buildings within the development there shall be no restriction on the hours of servicing of any of the buildings within the development

Reason To ensure a sustainable development with safe and efficient access and safeguard the amenities of the adjoining premises and the area generally and to ensure that the development is carried out in accordance with the Environmental Impact Assessment in accordance with the requirements of policies SD6 and KC8 of the London Borough of Camden Replacement Unitary Development Plan 2006

#### Noise

- 59 Prior to commencing any construction on the site a baseline noise monitoring survey shall be carried out and made available to the local planning authority

Reason To ensure a sustainable development and to safeguard the amenities of the development and adjoining premises and the area generally and to ensure that the development is carried out in accordance with the Environmental Impact Assessment in accordance with policies SD6 SD7 and KC8 of the London Borough of Camden Replacement Unitary Development Plan 2006

- 60 Applications for approval of Reserved Matters shall include full particulars of the noise impact of any plant or equipment included in that application which shall meet the following standards unless otherwise agreed in writing by the local planning authority

- (a) noise levels at a point 1 metre external to sensitive facades to be at least 5dB(A) less than the existing background measurement ( $L_{A90}$ ) expressed in dB(A) when all plant/equipment are in operation
- (b) where it is anticipated that any plant/equipment will have a noise that has a distinguishable discrete continuous note (whine hiss, screech hum) and/or if there are distinct impulses (bangs clicks clatters thumps) special attention

to be given to reducing the noise levels from that piece of plant/equipment at any sensitive façade to at least 10dB(A) below the  $L_{A90}$  expressed in dB(A)

Reason To ensure a sustainable development and to safeguard the amenities of the development and adjoining premises and the area generally and to ensure that the development is carried out in accordance with the Environmental Impact Assessment in accordance with SD1 SD6 SD7 and KC8 of the London Borough of Camden Replacement Unitary Development Plan 2006

- 61 Relevant applications for approval of Reserved Matters shall include full particulars to secure that internal groundborne noise levels in residential development which is above or horizontally within 10 metres of any railway tunnel that is in use or likely to be used wherever possible meets the standard 35 dB  $L_{Amax(s)}$  unless otherwise agreed in writing by the local planning authority

Reason To safeguard the amenities of the development and to ensure that the development is carried out in accordance with the Environmental Impact Assessment in accordance with policies SD1 SD6 SD7 and KC8 of the London Borough of Camden Replacement Unitary Development Plan 2006

- 62 Construction of residential development within development zone J and development plots R4 R5 T5 and T6 (as shown on drawing KXC005 Rev T) shall not begin until approval in writing from the local planning authority has been issued for a scheme for protecting development within that zone/plot from environmental noise The scheme shall be designed to ensure that with windows closed and an alternative ventilation system provided external environmental noise within bedrooms shall not exceed 35 dB  $L_{Aeq\ 8hr}$  between 23 00 and 07 00 hrs and external environmental noise within other living rooms shall not exceed 40 dB  $L_{Aeq\ 16hr}$  between 07 00 and 23 00 hrs In addition special attention shall be given to ensuring that external environmental noise within bedrooms does not exceed 45 dB  $L_{Amax(f)}$

Reason To safeguard the amenities of the premises and the area generally and to ensure that the development is carried out in accordance with the Environmental Impact Assessment in accordance with SD1 SD6 SD7 and KC8 of the London Borough of Camden Replacement Unitary Development Plan 2006

- 63 Details of the foundations of those buildings within development zones S T F J and Q to be constructed above the Thameslink and Piccadilly Line Tunnels shown on drawing KXC016 Rev O shall be submitted to and approved in writing by the local planning authority before any development in those zones is commenced and the foundations shall be constructed only in accordance with the details so approved

Reason To safeguard the amenities of the development and to ensure that the development is carried out in accordance with the Environmental Impact Assessment in accordance with policies policies SD6 SD7 and KC8 of the London Borough of Camden Replacement Unitary Development Plan 2006

## Spoil and Lorry Movements

- 64 Unless otherwise agreed in writing by the local planning authority the volume of spoil removed from the site shall not exceed 270 000 cubic metres within any calendar year

Reason To safeguard the amenities of the development the adjoining premises and the area generally and to ensure that the development is carried out in accordance with the Environmental Impact Assessment in accordance with policies SD6 SD8 SD12 KC6 and T12 of the London Borough of Camden Replacement Unitary Development Plan 2006

- 65 Unless otherwise agreed in writing by the local planning authority the number of lorry movements removing spoil from the site shall not exceed 31 500 within any calendar year

Reason To safeguard the amenities of the development the adjoining premises and the area generally and to ensure that the development is carried out in accordance with the Environmental Impact Assessment in accordance with policies SD6 SD8 SD12 and T12 of the London Borough of Camden Replacement Unitary Development Plan 2006

- 66 Unless otherwise agreed in writing by the local planning authority the number of lorry movements importing infrastructure materials to the site shall not exceed 8 300 within any calendar year

Reason To safeguard the amenities of the development the adjoining premises and the area generally and to ensure that the development is carried out in accordance with the Environmental Impact Assessment in accordance with policies SD6 SD8 SD12 KC6 and T12 of the London Borough of Camden Replacement Unitary Development Plan 2006

- 67 Unless otherwise agreed in writing by the local planning authority the number of lorry movements importing construction materials and plant to the site shall not exceed 73 000 within any calendar year

Reason To safeguard the amenities of the development, the adjoining premises and the area generally and to ensure that the development is carried out in accordance with the Environmental Impact Assessment in accordance with policies SD6 SD8 SD12 KC6 and T12 of the London Borough of Camden Replacement Unitary Development Plan 2006

#### Site Preparation

- 68 A survey to discover potential unexploded bombs shall be undertaken prior to commencing each phase of development and the local planning authority shall be notified as soon as practicable of the action taken in the event that such bombs are discovered

Reason To protect community safety and to ensure that the development is carried out in accordance with the Environmental Impact Assessment in accordance with

## DEFINITIONS

For the purposes of these conditions the following words and phrases shall have the following meanings

- 1 Conservation Plan means a plan covering the refurbishment management and maintenance of the building(s) such plans to be of at least the standard produced as initial conservation plans and supporting the planning application
- 2 Design Guidelines means the design guidelines set out in Annex 1
- 3 not used
- 4 Development Zones means the zones specified in KXC 005 Rev T
- 5 Enabling Works shall mean
  - (a) site preparation works
  - (b) the realignment of Pancras Road
  - (c) the relocation of the Gas Governor
  - (d) realignment and other works along Goods Way
  - (e) the new bridge over the Regents Canal (replacing the existing Exel bridge) as indicated on Parameter Plan 004
  - (f) the establishment of the new north south route between Station Square and Granary Square as indicated on Parameter Plan KXC007

- (g) the Service Access and potential Kings Cross Station Servicing and the LUL/KXC Spur' to the London Underground Network as shown on Parameter Plan KXC016
- (h) the installation of site utilities in accordance with the strategy shown in KXC 018
- (i) the re erection of Gasholder No 8 guideframes and movement and storage of the Gasholder Triplet guideframes

6 Reserved Matters means details of

- (a) layout except as set out in Parameter Plan KXC005 Rev T
- (b) scale
- (c) appearance
- (d) access except as set out in the Parameter Plan KXC 007
- (e) Landscaping including surface treatments of the site except as set out in the composite key for each of the Revised Landscape Proposals Plans LPP101A-LPP120 (excluding LPP101B and LPP101D) and the broad disposition and layout of the landscape scheme components indicated The above altered to omit the word siting and replacing it with layout in (A) omit the word design in (B) and replace it with the word scale" the word external deleted before appearance in (c) to reflect changes in planning legislation in accordance with circular 06/06

and for the avoidance of doubt the treatment of the public realm areas shall be treated as part of the landscaping of the site and shall require Reserved Matters approval to the extent not already permitted

- 7 Table 1 means the table set out in the Development Specification and attached at Annex 3
- 8 Annex B means the table as set out in the Development Specification and attached at Annex 4
- 9 Permitted Demolition means the demolitions permitted pursuant to the Listed Building Consents and Conservation Area Consents

Where the term 'contract' is used in these conditions it shall have to satisfy the conditions for the term 'Acceptable Contract' in the Planning Agreement dated ( ) December 2006

#### Informatives

- 1 Reason for granting permission  
The proposed development is in accordance with the policy requirements of the adopted London Borough of Camden Unitary Development Plan (UDP) 2006. For more detailed understanding of the reasons for the granting of this planning permission please refer to the report on the Development Control Sub Committee Agenda for 8 and 9 March 2006
- 2 Environmental Statement  
The planning application was accompanied by an Environmental Statement Transport Assessment and Retail Impact Assessment. These documents and other supporting documents were taken into account by the local planning authority in reaching its decision to grant permission. Where considered appropriate conditions have been imposed in order to tie this permission to the aforementioned documents
- 3 In granting this permission the Council has taken into account a legal agreement under s106 of the Town and Country Planning Act 1990 relating to the development for which this permission is granted
- 4 Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is required for any discharge of sewage or trade effluent into controlled waters (e.g. watercourses and underground waters) and may be required for any discharge of surface water to such controlled waters or for any discharge of sewage or trade effluent from buildings or fixed plant into or onto ground or into waters which are not controlled waters. Such consent may be withheld. Please contact Consents Department on 01707 632475 for further details
- 5 Under the terms of the Water Resources Act 1991 the prior written consent of the Environment Agency is required for dewatering from any excavation or development to a surface watercourse. Please contact Consents Department on 01707 632475 for further details



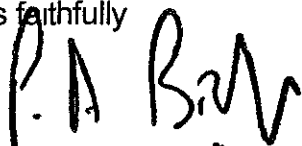
- 6 In pursuit of the Council's objectives for regeneration and high quality design the Applicants will be required as appropriate to liaise and work effectively with other bodies and agencies including the following

Camden Council  
Islington Council  
-English Heritage  
The London Development Agency  
-Transport for London  
The Greater London Authority  
-The Environment Agency  
Thames Water  
-British Waterways  
The King's Cross Development Forum  
The King's Cross Accessibility Forum  
-The King's Cross Business Forum  
-London Underground Ltd  
Network Rail  
The Metropolitan Police  
The British Transport Police  
London & Continental Railways and other Train Operating Companies  
The London Wildlife Trust

- 7 Camden the GLA and British Waterways would support the active use of the Regents Canal for freight in connection with the development and otherwise particularly during the construction of the development
- 8 This permission is without prejudice to and shall not be construed as derogating from any of the rights and duties of the Council pursuant to any of its statutory functions or in any other capacity and in particular shall not restrict the Council from exercising any of its powers or duties under the Highways Act 1980 (as amended) In particular your attention is drawn to the need to obtain licences for any part of the structure which overhangs the public highway (including footway) Licences may be obtained from the Council's Highways Section Town Hall Argyle Street WC1H 8EQ (tel 020 7278 4444)
- 9 The proposal may be subject to control under the Building Regulations and/or the London Buildings Acts which 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 Argyle Street WC1H 8EQ (tel 020 7974 6941)
- 10 For revisions to postal addresses as a result of this development application under Part 2 of the London Building Acts (Amendment) Act 1939 should be made to the Council's Street Naming & Numbering Service Culture and Environment Directorate Camden Town Hall Argyle Street WCH1H 8EQ (tel 020 7974 5613)
- 11 Student means any student enrolled on a full time or part time higher education course with any London Borough where the provider of that course is funded by

the Higher Education Funding Council for England (or its successor bodies) [and references to students hall shall be construed accordingly] –new informative added subsequent to march

Yours faithfully

A handwritten signature in black ink, appearing to read 'P. A. Bar'.

Culture and Environment Directorate

(Duly authorised by the Council to sign this document)

## **ANNEX 1 MAIN SITE**

### **DESIGN GUIDELINES**

Detailed designs should reflect a commitment to ensuring architectural quality and diversity can thrive within the robust framework provided by the outline planning permission whilst affording priority to the public realm and achieving an integrated urban grain with continuity and human scale. Detailed designs should also reflect a suitable level of consultation with the local authority and other statutory bodies and a commitment to use the Urban Design Statement, Public Realm Strategy and the guidelines below as reference documents throughout the design process such that the original vision set out in those (and other documents) is maintained.

#### **General 1**

How the detailed design of the facades, particularly at ground level, integrates with the design and function of adjacent public realm and contributes to the vitality and safety of the streets, providing a human scale through, for example, entrances, scale of elements, articulation, special features and choice of materials.

#### **General 2**

How the design of the building envelope addresses local micro-climate conditions through consideration of, for example, canopies, solar access techniques or reflective materials and windbreaks, paying particular attention to effects on:

- Areas of green space and water
- Areas where people may be for prolonged periods
- Areas used by children and/or elderly people
- Habitat areas (including green and brown roofs)
- **Wind tunnel or computer modelling should be provided to support proposals where necessary**

#### **General 3**

How the detailed design of the buildings responds to any adjacent listed buildings and their setting and/or views of local landmarks through, for example, articulation, the choice of materials or complexity of detailing.

#### **General 4**

How the detailed design of the buildings responds to adjacent development and its townscape qualities through, for example, setbacks, choice of materials and arrangement and/or scale of façade elements.

#### **General 5**

How any service entrances, where they are unavoidable, have been designed to integrate successfully within the street scene, including providing crossings at pedestrian grade.

#### **General 6**

How the detailed design of the Stanley Building embedment reflects and complements the townscape qualities of both the existing buildings and the proposed new development for example through the use of solid and transparent elements varying planes and materials strong corners and vertical expression within the façade

#### Station 4

How the detailed designs of buildings within plots E B2 and A1 respond successfully to the public realm that links the routes northwards from the station square but which still retains some independent character

#### South 1

How the articulation and arrangement of elements within the southern façade of plot B5 reflect its role at the head of Pancras Square

#### South 2

How the detailed designs of the buildings above and around the Tube entrances help create an attractive area for high volumes of public movement through for example the allocation of sufficient space robust detailing lighting special features and selection of appropriate materials

#### South 3

How the detailed design of buildings within plots E B1 & B3 contribute positively to the streetscape of Pancras Road through the location and articulation of entrances and varied choice of façade elements at street level

#### South 4

How the detailed design of buildings within plots E B1 & B3 respond to the scale and linearity of the St Pancras Station extension through height and vertical elements in the facades particularly at corners to promote pedestrian movement to and from Pancras Square

#### South 5

How the east facing elevations and articulation of buildings within plots A3 A5 contribute positively to views from York Way and Good Way particularly views of the King's Cross train shed and to the townscape of these streets

### **CANAL AREA DESIGN GUIDELINES**

#### Canal 1

How buildings within plots A5 B3 B5 & B6 avoid appearing as an unbroken wall by using articulation at roof and lower levels setbacks and materials to create visual interest and a varied skyline and reinforcing the separating spaces between buildings

#### Canal 2

How the detailed design of development within the triplet gas holder guide frame re uses the Grade II listed guide frames in an imaginative and contemporary manner that

- Acknowledges and interprets successfully the sculptural and engineering qualities of the original frames
- Avoids visual clutter or conflict with the external frames by using carefully selected materials like steel glass and solid panels
- Accommodates any roof top plant into the design and out of sight from important viewpoints
- Relates well to the wider public realm especially at ground level
- Ensures their long term maintenance

#### **Canal 12**

How the detailed design treatments of the southern facades of buildings within blocks P1 P2 and T1 provide an appropriate setting which allows for the clear expression of the gasholder frames avoiding visual clutter or conflict by using simple detailing and appropriate materials

### **NORTH AREA DESIGN GUIDELINES**

#### **North 1**

How the detailed designs of development within plots G and H respond to the strong heritage character of the Goods Yard and contribute positively to the shape enclosure and quality of the public spaces

#### **North 2**

How the detailed designs of buildings within the plots J Q1 Q2 R4 and R5 and the Triangle contribute positively to the new urban realm along York Way by

- Providing enclosure to the street and integrating with their surroundings
- Providing entrances into the new development
- Creating an attractive and interactive frontage for the walking environment with articulated entrances shopfronts and other façade elements that maintain full engagement between ground floor uses and the street

#### **North 3**

How the detailed design of development within plots T6 S5 and R5 contribute positively to the townscape and pedestrian environment along York Way particularly in establishing clear entrances into the overall development and attractive safe and accessible urban realm

#### **North 4**

How the detailed designs of buildings and facades in plot T1 contribute effectively to managing the local street level wind environment

#### **North 5**

**Table 1 Total Floorspace Proposed within the King's Cross Central Main Site**<sup>4567891011121314</sup>

	Total Floorspace Applied for (sq m)	Maximum amount of floorspace, within the total applied for, that may be developed as (sq m)								
		Business & employment (B1)	Residential	Hotels(C1)/ Serviced apartments	Shopping/ food & drink (A1/A2/A3/ A4/A5)	Uses within D1 (see Note 4)	Cinemas	Uses within D2 and night clubs (see Note 5)	Multi Storey Car Park	Other (see Note 6)
South of Regent's Canal				32 625			0		0	
North of Regent's Canal				14 600			8 475	24 275	21,500	0
<b>TOTAL</b>				<b>47,225</b>	<b>45,925</b>	<b>24,275</b>	<b>8,475</b>	<b>24,275</b>	<b>21,500</b>	

<sup>4</sup> D1 uses include community health education and cultural uses such as museums

<sup>5</sup> D2 (Assembly and Leisure) uses include concert halls dance halls casinos gymnasiums and other sports/recreation uses including cinemas which are also identified separately in Table 1 The Use Classes Order 2005 now classifies night clubs as sui generis 28 730 sq m represents the maximum floorspace for all D2 uses including cinemas and night clubs

<sup>6</sup> Other refers to service entrances and access to London Underground Ltd (LUL) facilities and public bicycle interchange/storage facilities

<sup>7</sup> The proposed residential floorspace includes development within the listed gas holder triplet guide frames See paras 4 104 and 4 105 All other floorspace figures given in Table 1 are given as gross external areas

<sup>8</sup> The floorspace figures in Table 1 exclude infrastructure and utility elements which would form part of the development and for which planning permission is sought, for example substations transformers waste storage and recycling facilities

<sup>9</sup> Other than the Multi Storey Car Park, the floorspace figures in Table 1 exclude parking

<sup>10</sup> The floorspace figures in Table 1 exclude new basement floorspace within buildings with the exception of the proposed bicycle interchange/storage facilities and D2 uses within zone B which would be partly within new basement floorspace Other new basement floorspace constructed within buildings as part of the development would be used (only) for plant, services and equipment, storage and parking See paras 3 40 and 3 41

<sup>11</sup> The floorspace figures in Table 1 exclude rooftop plant.

<sup>12</sup> The floorspace figures in Table 1 exclude the district gas governor (which would be relocated within the site to development zone V)

<sup>13</sup> The proposed residential floorspace includes student housing

<sup>14</sup> Figures with [REDACTED] are lower than the original Development Specification Figures with [REDACTED] are higher than the original Development Specification

King's Cross Central Main Site Development Specification (Revised)  
Annex B Floorspace Schedule for Development Zones

South of the Regent's Canal										
	Total Floorspace Applied for (sq. m.)	Maximum amount of floorspace within the total applied for that may be developed as (sq. m.)								
		Business and employment (B1)	Residential	Hotels/C1/ Serviced apartments	Shopping/food & drink A1/A2/A3/A4/A5	Uses within D1 (see Note 1)	Cinemas (see Note 2)	Uses within D2 (see Note 3)	Multi Storey Car Park	Other (see Note 4)
Zone A	98 570	90 185	n/a	11 150	8 210	n/a	n/a	n/a	n/a	175
Zone A would be a mixed-use new development. The principal land uses would be B1 business and employment with shopping/food and drink (A1/A2/A3/A4/A5) uses below. See Parameter Plans KXC008 and KXC009. Hotel/serviced apartment accommodation could be developed in lieu of some B1 floorspace at the southern end fronting onto Station Square.										
Zone B	130 205	120 100	n/a	27 950	5 350	1 500	n/a	8 750	n/a	1 200
Zone B would be a mixed-use new development. The application provides for B1 business and employment uses with public health and fitness (use class D2) and shopping/food and drink (A1/A2/A3/A4/A5) uses below. Public health and fitness (D2) uses would be partly within basement floorspace. See Parameter Plans KXC008 and KXC009. Hotel/serviced apartment accommodation could be developed in lieu of some B1 and/or A1/A2/A3 floorspace. Some D1 uses may also be inserted in lieu of some B1 and/or A1/A2/A3 floorspace. The application also provides for public bicycle interchange/storage facilities.										
Zone C	4 675	4 675	n/a	4 675	350	n/a	n/a	n/a	n/a	n/a
Zone C is the Great Northern Hotel (up to 4,675 sq. m.). The application provides for two refurbishment options. B1 business and employment uses and hotel/serviced apartments. In each case some shopping/food and drink (A1/A2/A3/A4/A5) could be developed e.g. on the ground floor in lieu of the main land use.										
Zones D/E	6,100	4,050	n/a	n/a	1 150	2,450	n/a	705	n/a	n/a
Zone D is the German Gymnasium (1,300 sq. m.). The application provides for a range of potential new uses, within the A1/A2/A3 D1 and D2 use classes. Zone E is the block including the embedded Stanley Building (4,800 sq. m.). The application provides for B1 business and employment uses with shopping/food and drink (A1/A2/A3/A4/A5) and/or D1 uses (for example a health walk in centre) below.										
Zone F	4,700	2,500	2 200	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Zone F comprises new mixed-use development alongside the Regent's Canal, with residential uses above B1 business and employment uses. See Parameter Plans KXC008 and KXC009.										
Total	244 250	221 510	2 200	32 625	15,060	3,950		4,455		1 375
(See Note 5)										

Notes

- D1 uses include community health education and cultural uses such as museums
- Cinemas fall into use class D2. D2 uses south of the Regent's Canal would not include a cinema
- D2 (Assembly and Leisure) uses include concert halls dance halls casinos gymnasiums and other sports/recreation uses. Including cinemas which are also identified separately
- Other refers to service entrances access to London Underground Ltd (LUL) facilities and bicycle interchange/storage facilities
- The application seeks permission to develop up to 32 625 sq m of hotel/serviced apartment floorspace of which up to 11 150 sq m may be within zone A 27 950 sq m may be within zone B and 4 675 may be within zone C
- All floorspace figures are given as gross external areas
- The floorspace figures given exclude infrastructure and utility elements which would form part of the development and for which planning permission is sought for example substations transformers waste storage and recycling facilities. The figures also exclude the district gas governor which would be relocated within development zone V
- Other than the Multi Storey Car Park, the floorspace figures exclude parking
- The floorspace figures exclude new basement floorspace with the exception of the proposed bicycle interchange/storage facilities and D2 uses within zone B which would be partly within new basement floorspace. Other new basement floorspace constructed within buildings as part of the development would be used (only) for plant, services and equipment storage and parking
- The floorspace figures also exclude rooftop plant
- The information given within the boxes shaded grey does not form part of the planning application and is provided for information only to aid understanding of the component floorspace figures
- Figures with yellow shading are lower than the original Development Specification. Figures with green shading are higher than the original Development Specification

**King & Cross Central Main Site Development Specification (Revised)**  
**Annex B Floorspace Schedule for Development Zones**

### North of the Regent's Canal

Zones	Total Floorspace Applied for (sq m)	Maximum amount of floorspace within the total applied for that may be developed as (sq m)								
		Business and employment (B1)	Residential	Hotels(C1)/ Serviced apartments	Shopping/food & drink A1/A2/A3/A4/A5	Uses within D1 (see Note 1)	Cinemas (see Note 2)	Uses within D2 and night clubs (see Notes 3 4 & 5)	Multi Storey Car Park	Other
Zones G and H	1 500	n/a	n/a	n/a	1,500	1,500	n/a	n/a	n/a	n/a
		Zones G and H would accommodate new pavilion buildings (up to 1,500 sq m total). The application provides for A1/A2/A3/A4/A5 and/or D1 uses								
Zones UM	9 165	1 900	n/a	n/a	9 165	2 625	n/a	2,625	n/a	n/a
		Zone U is the East and West Coast Drops, together with their adjacent viaducts. The application provides for a range of new A1/A2/A3 uses. Alternatively, some D1 and/or D2/night club uses could be developed in lieu of some A1/A2/A3/A4/A5 floorspace. See parameter plans KXC008 and KXC009. Overall, up to 9 165 sq m of these land uses may be developed, above basement level, excluding public realm and connecting circulation areas								
Zone N	18 740	n/a	17,400	n/a	2 000	2,340	n/a	2,000	n/a	n/a
		Zone N is the gas holder. The application provides for new residential development within the linked tunnel of gas holder guide frames with up to 2 650 sq m of B1 D2 and shopping/food and drink (A1/A2/A3/A4/A5) uses. See parameter plans KXC008 and KXC009. The top floor of the building within one gas holder may be developed as a restaurant (or residential) with other public uses at ground floor level. The guide frame for gas holder no. 8 would be re-erected as a free-standing structure, enclosing new play facilities and open space within a Flux Park.								
Zones J/K/Q	35 900	14 300	14 500	n/a	650	10,750	n/a	5 750	n/a	n/a
		Zone J comprises new residential development along York Way with D1, B1 and/or shopping/food and drink (A1/A2/A3/A4/A5) uses below (total of 14 850 sq m). Zone K is the Midland Goods Shed plus Regeneration House and the Handyside canopies (10 300 sq m). The application provides for a combination of B1 D1 and/or D2 uses. Within zone Q (10 750 sq m), the application provides for B1 uses along Goods Street with a public sports hall and indoor soft play (D2) uses behind. See parameter plans KXC008 and KXC009.								
Zone L	54,350	27,600	n/a	n/a	8,525	40 000	8 475	8,475	n/a	n/a
		Zone L comprises the Granary, banking offices, Transit Sheds and the footprint of the Assembly Shed. The application provides for a range of potential new uses: B1 business and employment; D1 uses including higher education a cinema and/or other D2 land uses, night clubs a supermarket and other shopping/food and drink (A1/A2/A3/A4/A5). See parameter plans KXC008 and KXC009. The applicants are currently in discussions with a higher education establishment to establish new facilities within the zone L. The D1 floorspace figure reflects these discussions. The floorspace figures also provide for a suitable range of alternative development options								
Zones P/S	150 530	95,800	65,375	14,600	6 165	6,065	8 475	8 475	n/a	n/a
		Zones P and S would be mixed use new development. As shown on parameter plans KXC008 and KXC009, both zones would include residential development. Both zones could also include B1 uses. In addition, the application provides for a 2 form entry primary school and other D1 uses a cinema and/or other D2 uses night clubs a supermarket and other shopping/food and drink (A1/A2/A3/A4/A5) hotels and serviced apartments. The application provides scope to adjust the relative levels of B1 and residential development, in particular, within the maximum figures applied for.								
Zone R	98 675	50 000	48,000	n/a	1,675	2,000	8 475	8 475	n/a	n/a
		Zone R would be mixed use new development. As shown on parameter plans KXC008 and KXC009, zone R would include B1 and residential development. The application also provides for D1 uses; a cinema and other D2 uses; and shopping/food and drink (A1/A2/A3/A4/A5). The application provides scope to adjust the relative levels of B1 and residential development, in particular within the maximum figures applied for.								
Zone T	99 980	68 000	28,000	n/a	1 195	2,600	n/a	700	21,500	n/a
		Zone T would be mixed use new development. The principal land uses would be B1 business and employment residential and at the southern end of the zone Multi Storey Car Park (MSCP). The MSCP may include an electrical substation a city car club and other site services/plant. The application also provides for a primary health care centre a Sure Start/children's centre and potentially other D1 land uses. Residential development may include student housing at the northern end of zone T and/or other housing wrapping around the MSCP. The application also provides for some shopping/food and drink (A1/A2/A3/A4/A5). See also parameter plan KXC008 and KXC009.								
Total	468,640	234,000	171,275	14,600	30,865	67,880	8,475	24,275	21 500	
		(See Note 2) (See Notes 3 4 & 5)								



# Notes

- 1 D1 uses include community health education and cultural uses such as museums
- 2 The application seeks permission to develop up to 8 475 sq m of cinema floorspace within zones L P S and/or R  
The total cinema floorspace could be provided within a single zone or divided between two or more zones
- 3 D2 (Assembly and Leisure) uses include concert halls dance halls casinos gymnasiums and other sports/recreation uses including cinemas which are also identified separately
- 4 The Use Classes Order 2005 now classifies night clubs as sui generis Accordingly the application now provides explicitly for night clubs within zones I/M L and P/S
- 5 The application seeks permission to develop up to 24 275 sq m of D2/nightclub uses north of the Canal This (sub) total figure is less than the sum arrived at by adding together the figures for all the development zones The individual figures include options to locate the same floorspace in different parts of the site
- 6 The application seeks permission to develop up to 234 000 sq m of B1 uses north of the Canal This (sub) total is less than the sum arrived at by adding together the figures for all the development zones  
The individual figures include options to locate the same floorspace in different parts of the site
- 7 The proposed residential floorspace includes student housing
- 8 The proposed residential floorspace includes development within the listed gas holder triplet guide frames See text paras 4 104 and 4 105 All other floorspace figures are given as gross external areas
- 9 The floorspace figures given exclude infrastructure and utility elements which would form part of the development and for which planning permission is sought  
for example substations transformers waste storage and recycling facilities
- 10 Other than the Multi Storey Car Park the floorspace figures exclude parking
- 11 The floorspace figures exclude new basement floorspace New basement floorspace constructed within buildings as part of the development to the north of the Canal  
would be used (only) for plant services and equipment storage and parking
- 12 The floorspace figures also exclude rooftop plant
- 13 The maximum residential floorspace within the gas holder triplet guide frames (17 400 sq m within zone N) relates to those areas shaded blue/grey on Parameter Plan KXC020
- 14 The information given within the boxes shaded grey does not form part of the planning application and is provided for information only to aid understanding of the component floorspace figures
- 15 Figures with yellow shading are lower than the original Development Specification Figures with green shading are higher than the original Development Specification

Robert Evans  
Argent (King's Cross) Ltd  
London & Continental  
Railways Ltd and Exel PLC  
C/O 5 Albany Courtyard  
Piccadilly  
London W1J 0HF

Application Ref **2004/2313/L**  
Please ask for **Katharine Owen**  
Telephone 020 7974 5822

22 December 2006

Dear Sir/Madam

### **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990  
Planning (Listed Buildings and Conservation Areas) Regulations 1990

#### **Listed Building Consent Granted Subject to a Section 106 Legal Agreement**

Address  
**Kings Cross Central  
Stanley Building North  
(Flats no 11-20 South Side of Stanley Passage),  
Kings Cross  
London**

Proposal  
Demolition of the Stanley Building North (Flat numbers 11 to 20)  
Drawing Nos STAN/1 - Location Plan (1 4000) STAN/2 - Site Plan (1 1250)  
STAN/3 - Typical Floor Plan STAN/4 - Section STAN/5 - Elevations

The Council has considered your application and decided to grant Listed Building Consent subject to the following condition(s)

#### **Conditions And Reasons**

- 1 The works hereby permitted shall be begun before the expiration of seven years from the date of this consent

Reason In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990



- 2 The demolition works hereby approved shall not take place until (a) Written Approval has been issued by the local planning authority for a method statement and programme for the demolition works The demolition works shall be carried out in accordance with such method statement and programme (b) A contract has been placed for the demolition works and evidence of such contract has been submitted to the Council (c) A contract has been placed for the reconfiguration of the northern part of Pancras Road in accordance with drawing LPP104 and any subsequent details given Written Approval and evidence of such contract has been submitted to the Council

Reason To ensure a comprehensive and sustainable development to ensure good design to protect the setting of listed buildings to preserve or enhance the character or appearance of conservation areas and to ensure that the details accord with the assessment in the Environmental Impact Assessment, and in particular to ensure the appropriate heritage and other benefits taken into account in the assessment are secured prior to the demolition of the buildings in accordance with policies S7 SKC1 SKC4 B1, B7 B6 and KC11 of the London Borough of Camden Replacement Unitary Development Plan 2006

- 3 No works authorised by this consent shall take place until the applicant has implemented a programme of building recording and analysis by a person or body approved by the local planning authority This programme shall be in accordance with a written scheme which has been submitted by the applicant and approved in writing by the local planning authority

Reason In order to mitigate the loss of the listed building in accordance with policies B6 and KC11 of the London Borough of Camden Replacement Unitary Development Plan 2006

- 4 No works authorised by this consent shall take place until the applicant has submitted a schedule of items to be salvaged from the building which may be re-used in the refurbishment of Stanley Building South and such schedule has been approved in writing by as local planning authority

Reason In order to mitigate the loss of the listed building to ensure a comprehensive and sustainable development to ensure good design to protect the setting of listed buildings to preserve or enhance the character or appearance of conservation areas and to ensure that the details accord with the assessment in the Environmental Impact Assessment and in particular to ensure the appropriate heritage benefits taken into account in the assessment are secured prior to the demolition of the building in accordance with policies S7 SKC1 SKC4 B1 B7 B6 and KC11 of the London Borough of Camden Replacement Unitary Development Plan 2006

- 5 The salvage works to Stanley Building North shall be carried out in accordance with a method statement submitted by the applicant and approved in writing by the local planning authority

Reason In order to prevent damage to the salvaged items of the listed building in accordance with policies B1 B6 and KC11 of the London Borough of Camden Replacement Unitary Development Plan 2006

- 6 Any salvaged items remaining after the completion of the approved refurbishment works to Stanley Building South may be disposed of to a reputable architectural

salvage company or otherwise as approved in writing by the local planning authority

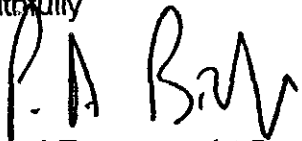
Reason In order to mitigate the loss of the listed building in accordance with policy B6 of the London Borough of Camden Replacement Unitary Development Plan 2006

Informative(s)

- 1 You are reminded that any unauthorised works carried out or caused to be carried out to a listed building without prior consent from the local planning authority can be considered a criminal offence which upon conviction at a Magistrate's Court carries a fine of up to £20 000 and/or six months in prison
- 2 Your attention is drawn to the need for compliance with the following conditions regarding archaeology attached to application ref 2004/2307/P condition 55 - Programme of Building Recording and Analysis and 56 - Archaeological Investigation and Mitigation

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information

Yours faithfully



Culture and Environment Directorate  
(Duly authorised by the Council to sign this document)

Robert Evans  
Argent (King's Cross) Ltd  
London & Continental  
Railways Ltd and Exel PLC  
C/O Argent (King's Cross) Ltd  
5 Albany Courtyard  
Piccadilly  
London W1J 0HF

Application Ref **2004/2314/L**  
Please ask for **Katharine Owen**  
Telephone **020 7974 5822**

22 December 2006

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990  
Planning (Listed Buildings and Conservation Areas) Regulations 1990

### **Listed Building Consent Granted Subject to a Section 106 Legal Agreement**

Address  
**Kings Cross Central**  
**Great Northern Hotel**

**Pancras Road**

**Kings Cross**  
**London**

#### **Proposal**

Demolition of the basement (3 offices) and ground floor extension (kitchen toilets and office) to the Great Northern Hotel on the south-western façade ("Extension 1") and fire escape which crosses the extension demolition of the basement (storage) and ground floor extension (ladies toilet) to the Great Northern Hotel on the northern façade ("Extension 2") removal of the railings along the south-western and northern side of the Great Northern Hotel

covering of the lightwell around the south-western and northern side of the Great Northern Hotel and the making good of the south-western and northern façades

Drawing Nos GNH/1 - location plan (1:4000) GNH/2 - site plan (1:1250) GNH/3 - elevations GNH/4 - floor plans  
**DETAILS OF EXTENSION 1**



GNH/5a - south west elevation existing GNH/5b - south west elevation proposed  
GNH/6a - north west elevation existing GNH/6b - north west elevation proposed  
GNH/7a - south east elevation existing GNH/7b - south east elevation proposed  
GNH/8 - existing and proposed sections

#### DETAILS OF EXTENSION 2

GNH/9a - north west elevation existing  
GNH/9b - north west elevation proposed  
GNH/10a - north east elevation existing  
GNH/10b - north east elevation proposed  
GNH/11a - south west elevation existing  
GNH/11b - south west elevation proposed  
GNH/12 - existing & proposed sections  
GNH/13 - railing detail

The Council has considered your application and decided to grant Listed Building Consent subject to the following condition(s)

#### Conditions And Reasons

- 1 The works hereby permitted shall be begun before the expiration of seven years from the date of this consent

Reason In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990

- 2 The demolition works hereby approved shall not take place until
  - (a) Written Approval has been issued by the local planning authority for a method statement and programme for the demolition works. The demolition works shall be carried out in accordance with such method statement and programme
  - (b) A contract has been placed for the demolition works and evidence of such contract has been submitted to the Council
  - (c) A contract has been placed for the reconfiguration of the southern part of Pancras Road to provide revised pedestrian and taxi facilities in accordance with drawings LPP101A and LPP101C and any subsequent details given Written Approval and evidence of such contract has been submitted to the Council

Reason To ensure a comprehensive and sustainable development to ensure good design to protect the special character and setting of listed buildings to preserve or enhance the character or appearance of conservation areas and to ensure that the details accord with the assessment in the Environmental Impact Assessment and in particular to ensure the appropriate heritage and other benefits taken into account in the assessment are secured prior to the partial demolition of the building in accordance with policies S7 SKC1 SKC4 B1 B7 B6 and KC11 of the London Borough of Camden Replacement Unitary Development Plan 2006

- 3 No works authorised by this consent shall take place until the applicant has implemented a programme of building recording and analysis by a person or body approved by the local planning authority. This programme shall be in accordance with a written scheme which has been submitted by the applicant and approved in writing by the local planning authority

Reason In order to mitigate the loss of parts of the listed building in accordance with policies B6 and KC11 of the London Borough of Camden Replacement Unitary Development Plan 2006

- 4 No works authorised by this consent shall take place until the applicant has submitted a schedule of items to be salvaged from the parts of the building to be demolished and such schedule has been approved in writing by the local planning authority

Reason In order to mitigate the loss of parts of the listed building in accordance with policies B6 and KC11 of the London Borough of Camden Replacement Unitary Development Plan 2006

- 5 The salvage works to the parts of the Great Northern Hotel to be demolished shall be carried out in accordance with a method statement submitted by the applicant and approved in writing by the local planning authority

Reason in order to prevent damage to the salvaged items of the listed building in accordance with policies B1 and B6 of the London Borough of Camden Replacement Unitary Development Plan 2006

- 6 Before any work is undertaken in pursuance of this consent to demolish or to alter by way of partial demolition any part of the building structural engineers' drawings and/or a method statement indicating the proposed method of ensuring the safety and stability of the building fabric to be retained throughout the period of demolition and reconstruction shall be submitted to and approved by the local planning authority The relevant work shall be carried out in accordance with such structural engineers' drawings and/or method statement thus approved

Reason In order to safeguard the special architectural and historic interest of the building in order to prevent damage to the fabric of the listed building which may be detrimental to the appearance and/or structural well-being of the listed building and to the visual amenity of the area and to comply with policies B1 & B6 of the London Borough of Camden Replacement Unitary Development Plan 2006

- 7 All new external and internal works and finishes and works of making good to the retained fabric shall match the existing adjacent work with regard to the methods used and to material colour texture and profile unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent

Reason In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policies B6 and KC11 of the London Borough of Camden Replacement Unitary Development Plan 2006

- 8 The new facing brickwork shall match the existing brickwork adjacent in respect of colour texture face bond mortar mix and pointing unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent

Reason In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policies B6 and KC11 of the London Borough of Camden Replacement Unitary Development Plan 2006

- 9 The new joinery work shall match the existing joinery work adjacent in respect of materials dimensions and profiles unless shown otherwise on the drawings or

other documentation hereby approved or required by any condition(s) attached to this consent

Reason In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policies B6 and KC11 of the London Borough of Camden Replacement Unitary Development Plan 2006

- 10 Details in respect of the following shall be submitted to and approved in writing by the local planning authority before the relevant work is begun The relevant work shall be carried out in accordance with such approved details
- (a) detailed drawings (at 1:50 and 1:20 scale) showing the form and detail of the which is to be made good following the works of partial demolition
  - (b) details of the method of enclosure of the existing lightwells
  - (c) a method statement indicating how adjoining areas of the building would be protected from damage during the works of demolition and making good and
  - (d) specification and schedule of works for the works of making good to the principal elevation of the building

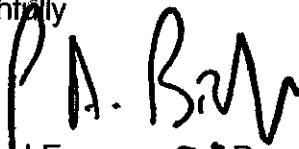
Reason In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policies B6 and KC11 London Borough of Camden Replacement Unitary Development Plan 2006

Informative(s)

- 1 You are reminded that any unauthorised works carried out or caused to be carried out to a listed building without prior consent from the Council can be considered a criminal offence which upon conviction at a Magistrate's Court carries a fine of up to £20 000 and/or six months in prison

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information

Yours faithfully



Culture and Environment Directorate  
(Duly authorised by the Council to sign this document)



Robert Evans  
Argent (King's Cross) Ltd  
London & Continental  
Railways Ltd and Exel PLC  
C/O Argent (King's Cross) Ltd  
5 Albany Courtyard  
Piccadilly  
London W1J 0HF

Application Ref **2004/2315/L**  
Please ask for **Katharine Owen**  
Telephone **020 7974 5822**

22 December 2006

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990  
Planning (Listed Buildings and Conservation Areas) Regulations 1990

### **Listed Building Consent Granted Subject to a Section 106 Legal Agreement**

Address  
**Kings Cross Central**  
**Gas Holder**  
**No 8 Goods Way (East Side)**  
**Kings Cross London**

#### **Proposal**

To dismantle Gas Holder no 8 and specifically to  
Dismantle the guide frame  
Demolish the telescopic bell  
Infill the tank with subsequent decontamination  
Relocate the dismantled guide frame components to facilitate their subsequent re-erection  
as part of the wider King's Cross Central decontamination  
Clean and restore the guide frame components  
Fabricate replacement components where the original components are missing or  
degraded beyond repair  
Re-paint the guide frame and Re-erect the guide frame

Drawing Nos GH8/1 location plan (1:4000)  
GH8/2 site plan (1:1250)  
GH8/3 horizontal section above ground level  
GF8/4 section



GH8/5 elevation

GH8/4 - Section GH8/5 - Elevation

The Council has considered your application and decided to grant Listed Building Consent subject to the following condition(s)

Conditions And Reasons

- 1 The works hereby permitted shall be begun before the expiration of seven years from the date of this consent

Reason In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990

- 2 The demolition dismantling and re-erection hereby approved shall not take place until (a) Written Approval has been issued by the local planning authority for the exact location for the Gas Holder number 8 guide frame within development zone N shown on drawing KXC005 Rev T  
(b) Written Approval has been issued by the local planning authority for a method statement and programme for the dismantling temporary secure storage refurbishment including repairs and re-erection of the Gas Holder number 8 guide frame based on the principles set out in Appendix H of the Supporting Statement to the application (with particular reference to the means of ensuring the structural stability and integrity of the guide frame) The dismantling storage refurbishment including repairs and re-erection of the guide frame shall be carried out in accordance with such method statement and programme  
(c) A contract has been placed for the works of dismantling refurbishment including repairs and re-erection of the guide frame and evidence of such contract has been submitted to the Council,  
(d) The Developer has provided details of how the future maintenance of the guide frame would be funded and delivered and Written Approval has been issued for those details by the local planning authority

Reason To ensure a comprehensive and sustainable development to ensure good design to protect the setting of listed buildings, to preserve or enhance the character or appearance of the conservation area and to ensure that the details accord with the assessment in the Environmental Impact Assessment and in particular to ensure the future protection of the guideframes taken into account in the assessment is secured prior to the dismantling of the building in accordance with policies S7 SKC1 SKC4 B1 B7 B6 and KC11 of the London Borough of Camden Replacement Unitary Development Plan 2006

- 3 No works authorised by this consent shall take place until the applicant has implemented a programme of building recording and analysis by a person or body approved by the local planning authority This programme shall be in accordance with a written scheme which has been submitted by the applicant and approved in writing by the local planning authority

Reason In order to mitigate the dismantling/relocation of the listed building in accordance with policies B6 and KC11 of the London Borough of Camden Replacement Unitary Development Plan 2006

- 4 The wrought iron plating of the gasholder bell shall be offered to a reputable salvage company for re processing

Reason In order to mitigate the dismantling/relocation of the listed building in accordance with policy B6 of the London Borough of Camden Replacement Unitary Development Plan 2006

- 5 Components of Gasholder No 8 as identified in Appendix H of the Supporting Statement to the application remaining after the completion of the approved re-erection works should be offered to a museum or society relating to the history of the gas industry in the UK If no interest is shown by such a body they may be disposed of to a reputable architectural salvage company or otherwise as approved in writing by the local planning authority

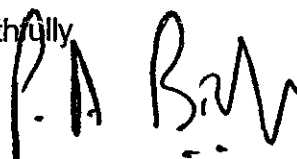
Reason In order to mitigate the dismantling/relocation of the listed building in accordance with policy B6 of the London Borough of Camden Replacement Unitary Development Plan 2006

Informative(s)

- 1 You are reminded that any unauthorised works carried out or caused to be carried out to a listed building without prior consent from the local planning authority can be considered a criminal offence which upon conviction at a Magistrate's Court carries a fine of up to £20 000 and/or six months in prison
- 2 Your attention is drawn to the need for compliance with the following conditions regarding archaeology attached to application ref 2004/2307/P condition 55 - Programme of Building Recording and Analysis and 56 - Archaeological Investigation and Mitigation

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information

Yours faithfully



Culture and Environment Directorate  
(Duly authorised by the Council to sign this document)

Robert Evans  
Argent (King's Cross) Ltd  
London & Continental  
Railways Ltd and Exel PLC  
C/O 5 Albany Courtyard  
Piccadilly  
London W1J 0HF

Application Ref **2004/2316/L**  
Please ask for **Katharine Owen**  
Telephone **020 7974 5822**

22 December 2006

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990  
Planning (Listed Buildings and Conservation Areas) Regulations 1990

### **Listed Building Consent Granted Subject to a Section 106 Legal Agreement**

Address  
**Kings Cross Central**  
**The Handyside Canopies**  
**(Forming Part of the Granary Complex)**  
**York Way,**  
**Kings Cross London**

#### **Proposal**

The demolition of the most northern bay (one bay only) of the East Handyside Canopy so as to allow the construction of a new road connecting through the Kings Cross Central site and joining into Copenhagen Street. Specifically it is proposed to

- Remove the buttress wall that runs northward from the north-eastern corner of the Canopy
- Remove the whole of the bay (4 roof trusses) including an arched beam that runs along the Eastern side of the single bay and
- Undertake sufficient work to the remaining structures to ensure their stability

The demolition of the most northern bay (one bay only) of the West Handyside Canopy. Specifically it is proposed to



- Remove the column in the North East corner of the canopy
- Remove the truss that runs from that column to the edge of the Transit Shed and
- Install a new Column to carry the truss between the two canopies

Drawing Nos CAN/6a East Elevation Existing CAN/6b - East Elevation Proposed  
 CAN/5a - North Elevation Existing CAN/5b - North Elevation Proposed  
 CAN/4a Detail Plan Existing CAN/4b Detail Plan Proposed  
 CAN/3a General Plan Existing CAN/3b - General Plan Proposed  
 CAN/1 - Location Plan (1 4000) CAN/2 - Site Plan (1 1250)

The Council has considered your application and decided to grant Listed Building Consent subject to the following condition(s)

#### Conditions And Reasons

- 1 The works hereby permitted shall be begun before the expiration of seven years from the date of this consent

Reason In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990

- 2 The demolition and related works included in the application hereby approved shall not take place until

(a) Written Approval has been issued by the local planning authority for a method statement and programme for the works The works shall be carried out in accordance with such method statement and programme

(b) A contract has been placed for the demolition and related works included in the application and evidence of such contract has been submitted to the Council

(c) A contract has been placed for the construction of Goods Street East as shown on drawing KXC007 Rev S and evidence of such contract has been submitted to the Council

Reason To ensure a comprehensive and sustainable development to ensure good design to protect the special character and setting of listed buildings to preserve or enhance the character or appearance of conservation areas and to ensure that the details accord with the assessment in the Environmental Impact Assessment and in particular to ensure the appropriate heritage and other benefits taken into account in the assessment are secured prior to the partial demolition of the building in accordance with policies S7 SKC1 SKC4 B1 B7 B6 and KC11 of the London Borough of Camden Replacement Unitary Development Plan 2006

- 3 No works authorised by this consent shall take place until the applicant has implemented a programme of building recording and analysis by a person or body approved by the Council as local planning authority This programme shall be in accordance with a written scheme which has been submitted by the applicant and approved in writing by the local planning authority

Reason In order to mitigate the partial loss of the listed building in accordance with policies B6 and KC11 of the London Borough of Camden Replacement Unitary

Development Plan 2006

- 4 No works authorised by this consent shall take place until the applicant has submitted a schedule of items to be salvaged from the building and such schedule has been approved in writing by the local planning authority

Reason In order to mitigate the partial loss of the listed building in accordance with policies B6 and KC11 of the London Borough of Camden Replacement Unitary Development Plan 2006

- 5 The salvage works to the Handyside Canopies shall be carried out in accordance with a method statement submitted by the applicant and approved in writing by the local planning authority

Reason In order to prevent damage to the salvaged items of the listed building and to comply with policies B1 B6 and KC11 of the London Borough of Camden Replacement Unitary Development Plan 2006

- 6 Any salvaged items not required for re-use in the Development may be disposed of to a reputable architectural salvage company or otherwise as approved in writing by the local planning authority

Reason In order to mitigate the partial loss of the listed building in accordance with policy B6 of the London Borough of Camden Replacement Unitary Development Plan 2006

- 7 Before any work is undertaken in pursuance of this consent to demolish or to alter by way of partial demolition any part of the building structural engineers drawings and/or a method statement, indicating the proposed method of ensuring the safety and stability of the building fabric to be retained throughout the period of demolition and reconstruction, shall be submitted to and approved by the Council as local planning authority The relevant work shall be carried out in accordance with such structural engineers' drawings and/or method statement thus approved

Reason In order to safeguard the special architectural and historic interest of the building to prevent damage to the fabric of the listed building which may be detrimental to the appearance and/or structural well-being or setting of the listed building or to the character or appearance of the conservation area or to the visual amenity of the area and to comply with policies B1 & B6 of the London Borough of Camden Replacement Unitary Development Plan 2006

- 8 All works of making good to the retained fabric shall match the existing adjacent work with regard to the methods used and to material colour texture and profile unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent

Reason In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policies B6 and KC11 London Borough of Camden Replacement Unitary Development Plan 2006

- 9 Details in respect of the following shall be submitted to and approved in writing by the Council as local planning authority before the relevant work is begun The relevant work shall be carried out in accordance with such approved details  
(a) detailed drawings (at 1 50 and 1 20 scale) showing the individual structural elements to be removed and drawings (at 1 50 and 1 20 scale) indicating the form and detail of the retained elements of the structure after partial demolition and

making good

(b) A method statement indicating how adjoining areas of the building would be protected from damage during the works of partial demolition and making good

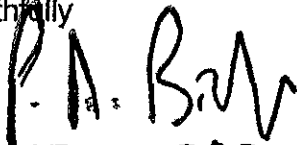
Reason In order to safeguard the special architectural and historic interest of the building to prevent damage to the fabric of the listed building which may be detrimental to the appearance and/or structural well-being of the listed building and to the visual amenity of the area and to comply with policies B1 B6 and KC11 London Borough of Camden Replacement Unitary Development Plan 2006

Informative(s)

- 1 You are reminded that any unauthorised works carried out or caused to be carried out to a listed building without prior consent from the local planning authority can be considered a criminal offence which upon conviction at a Magistrates Court carries a fine of up to £20 000 and/or six months in prison
- 2 Your attention is drawn to the need for compliance with the following conditions regarding archaeology attached to application ref 2004/2307/P condition 55 - Programme of Building Recording and Analysis and 56 - Archaeological Investigation and Mitigation

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information

Yours faithfully



Culture and Environment Directorate  
(Duly authorised by the Council to sign this document)

Argent (King's Cross) Ltd  
London & Continental  
Railways Ltd and Exel PLC  
C/O Argent (King's Cross) Ltd  
5 Albany Courtyard  
Piccadilly  
London W1J 0HF

Application Ref **2004/2317/C**  
Please ask for **Katharine Owen**  
Telephone **020 7974 5822**

22 December 2006

Dear Sir/Madam

### **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990  
Planning (Listed Buildings and Conservation Areas) Regulations 1990

#### **Conservation Area Consent Granted Subject to a Section 106 Legal Agreement**

Address  
**Kings Cross Central  
Culross Buildings  
(1-40 & 41 Battle Bridge Road and Culross Hall)  
Kings Cross  
London**

#### **Proposal**

The demolition of the unlisted Culross Buildings comprising flats 1-40 Battle Bridge Road  
The adjoining Culross Hall at the Eastern end and 41 Battle Bridge Road which curves  
around the Western end of the main block

Drawing Nos CUL/3 - Typical Floor Plan CUL/4 - Section CUL/5 - Elevation  
CUL/1 - Location Plan (1:4000) CUL/2 - Site Plan (1:1250)

The Council has considered your application and decided to grant conservation area  
consent subject to the following condition(s)

#### **Conditions and Reasons**

- 1 The works hereby permitted shall be begun before the expiration of seven years  
from the date of this consent

Reason In order to comply with the provisions of Section 18 of the Planning (Listed





Buildings and Conservation Areas) Act 1990

- 2 The demolition works hereby approved shall not take place until
- (a) Written Approval has been issued by the local planning authority for a method statement and programme for the demolition works. The demolition works shall be carried out in accordance with such method statement and programme
  - (b) A contract has been placed for the demolition works and evidence of such contract has been submitted to the Council
  - (c) One or more contracts have been placed for enabling infrastructure and/or building works to the south of the Regent's Canal pursuant to planning permission 2004/2307/P with an aggregate contract value of more than £25 million and evidence of such contract(s) has been submitted to the Council

Reason To ensure a comprehensive and sustainable development to ensure good design to protect the setting of listed buildings to preserve or enhance the character or appearance of conservation areas and to ensure that the details accord with the assessment in the Environmental Impact Assessment and in particular to ensure the appropriate heritage benefits taken into account in the assessment are secured prior to the demolition of the buildings in accordance with policies S7 SKC1 SKC4 B1 B7 B6 and KC11 of the London Borough of Camden Replacement Unitary Development Plan 2006

- 3 No works authorised by this consent shall take place until the applicant has implemented a programme of building recording and analysis by a person or body approved by the local planning authority. This programme shall be in accordance with a written scheme which has been submitted by the applicant and approved in writing by the Council as local planning authority

Reason In order to mitigate the loss of the building in accordance with policy B6 of the London Borough of Camden Replacement Unitary Development Plan 2006

- 4 No works authorised by this consent shall take place until the applicant has submitted a schedule of items to be salvaged from the building and such schedule has been approved in writing by the local planning authority

Reason In order to mitigate the loss of the building in accordance with policy B6 of the London Borough of Camden Replacement Unitary Development Plan 2006

- 5 The salvage works to the Culross Buildings shall be carried out in accordance with a method statement submitted by the applicant and approved in writing by the local planning authority

Reason In order to prevent damage to the salvaged items of the building in accordance with policies B1 and B6 of the London Borough of Camden Replacement Unitary Development Plan 2006

- 6 Any salvaged items not required for re use in the development of King's Cross Central may be disposed of to a reputable architectural salvage company or otherwise as approved in writing by the local planning authority

Reason In order to mitigate the loss of the building in accordance with policy B6 of the London Borough of Camden Replacement Unitary Development Plan 2006

Informative(s)

- 1 Your attention is drawn to the need for compliance with the following conditions regarding archaeology attached to application ref 2004/2307/P condition 55 - Programme of Building Recording and Analysis and 56 - Archaeological Investigation and Mitigation

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information

Yours faithfully

A handwritten signature in black ink, appearing to read 'P. A. B. M.' with a stylized flourish at the end.

Culture and Environment Directorate  
(Duly authorised by the Council to sign this document)

Argent (King's Cross) Ltd  
London & Continental  
Railways Ltd and Exel PLC  
C/O Argent (King's Cross) Ltd  
5 Albany Courtyard  
Piccadilly  
London W1J 0HF

Application Ref **2004/2318/C**  
Please ask for **Katharine Owen**  
Telephone **020 7974 5822**

22 December 2006

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990  
Planning (Listed Buildings and Conservation Areas) Regulations 1990

### **Conservation Area Consent Granted Subject to a Section 106 Legal Agreement**

Address  
**Kings Cross Central**  
**Plimsoll Viaduct**

**Kings Cross**  
**London**

Proposal  
The demolition of the (unlisted) Plimsoll Viaduct  
Drawing Nos PLIM/1 - Location Plan (1:4000) PLIM/2 - Site Plan (1:1250),  
PLIM/3 - Lower Ground Floor Plan PLIM/4 - Upper Ground Floor Plan  
PLIM/5 - Elevation and Section

The Council has considered your application and decided to grant conservation area consent subject to the following condition(s)

#### **Conditions and Reasons**

- 1 The works hereby permitted shall be begun before the expiration of seven years from the date of this consent

Reason In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990



- 2 The demolition works hereby approved shall not take place until
- (a) Written Approval has been issued by the local planning authority for a method statement and programme for the demolition works. The demolition works shall be carried out in accordance with such method statement and programme
  - (b) A contract has been placed for the demolition works and evidence of such contract has been submitted to the Council
  - (c) A contract has been placed for an approved scheme of alteration works to the Eastern Coal Drops to facilitate its re-use in accordance with Part 2.6 of Annex E of the Revised Development Specification dated September 2005 and evidence of such contract has been submitted to the Council

Reason To ensure a comprehensive and sustainable development to ensure good design to protect the setting of listed buildings to preserve or enhance the character or appearance of conservation areas and to ensure that the details accord with the assessment in the Environmental Impact Assessment and in particular to ensure the appropriate heritage benefits taken into account in the assessment are secured prior to the demolition of the buildings in accordance with policies S7 SKC1 SKC4 B1 B7 B6, and KC11 of the London Borough of Camden Replacement Unitary Development Plan 2006

- 3 No works authorised by this consent shall take place until the applicant has implemented a programme of building recording and analysis by a person or body approved by the local planning authority. This programme shall be in accordance with a written scheme which has been submitted by the applicant and approved in writing by the local planning authority

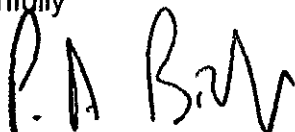
Reason In order to mitigate the loss of the building in accordance with policy B6 of the London Borough of Camden Replacement Unitary Development Plan 2006

#### Informative(s)

- 1 Your attention is drawn to the need for compliance with the following conditions regarding archaeology attached to application ref 2004/2307/P condition 55 - Programme of Building Recording and Analysis and 56 - Archaeological Investigation and Mitigation

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information

Yours faithfully



Culture and Environment Directorate  
(Duly authorised by the Council to sign this document)

Argent (King's Cross) Ltd  
London & Continental  
Railways Ltd and Exel PLC  
C/O (King's Cross) Ltd  
5 Albany Courtyard  
Piccadilly  
London W1J 0HF

Application Ref **2004/2320/C**  
Please ask for **Katharine Owen**  
Telephone 020 7974 **5822**

22 December 2006

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990  
Planning (Listed Buildings and Conservation Areas) Regulations 1990

### **Conservation Area Consent Granted Subject to a Section 106 Legal Agreement**

#### **Address**

**Kings Cross Central**

**Sites within Kings Cross Central land Between Euston Road**

**St Pancras Station**

**Midland Main Line**

**The New Channel Tunnel Rail Link**

**York Way & Kings Cross Station**

#### **Proposal**

The demolition of various buildings and structures 1) the Laser Building located between the Eastern Coal Drops and the Western Transit Shed 2) the Exel Bridge over the Regent's Canal linking Goods Way with Wharf Road 3) the Bakery Building fence and gate adjacent to the eastern elevation of the Western Goods Shed and the northern end of the Western Coal Drops 4) the Filling Station bounded by the canal to the north Goods Way to the south and York Way to the east The Gas Governor located on the corner of Pancras Road and Battle Bridge Road 6) the Electricity Sub-Station located in the area opposite the Granary building 7) a Storage Shed located to the south of the above sub station and north of the Granary complex walls 8) a Security Building located south of Regeneration House 9) portacabins and a Small Office located between the Eastern Coal Drops and the Western Transit Shed 10) the Milk Dock Building and Walls located in the south corner of the Milk Dock site 11) the Hydraulic Switch Rooms and Gas Meters located to the south west of the Granary



12) the Gas Holder Walls located in two areas to the south side of Goods Way parallel to Pancras Road and to the north side of Battle Bridge Road 13) the Granary Complex Walls located in two sections to the west and to the south of the Granary complex 14) the Regent's Canal Walls located alongside the canal at various locations to the north and south sides 15) The Wall adjacent to Camley Street Natural Park, located adjacent to the south-east corner of Camley Street Natural Park to the south of the Regent's Canal and to the north of Goods Way 16) three Telegraph Poles located in front of Regeneration House in front of the Western Goods Shed Transit Shed and on the south side of Granary Square and 17) King's Cross Station Car Park located to the west of the railway lines to King's Cross mainline station and extends to the north to Goods Way including steel vehicle and 18) user entrance gates

Drawing Nos CAC/7 - Regent's Canal Walls Sections

CAC/3 - Photographs Structure 1 - 8 CAC/4 - Photographs Structure 9 - 17 (excluding 14)

CAC/1 - Location Plan (1 4000) CAC/2 - Site Plan (1 2000)

The Council has considered your application and decided to grant conservation area consent subject to the following condition(s)

#### Conditions and Reasons

- 1 The works hereby permitted shall be begun before the expiration of seven years from the date of this consent

Reason In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990

- 2 The demolition works hereby approved to the Laser Building (no 1) Exel Bridge (no 2) Milk Dock buildings and walls (no 10) Gas Holder walls (Goods Way and Battle Bridge Road no 12) Granary Complex walls (no 13) Regent's Canal Walls (no 14) and the wall adjacent to Camley Street Natural Park (no 15) shall not take place until
  - (a) Written Approval has been issued by the local planning authority for a method statement and programme for the demolition works The demolition works shall be carried out in accordance with such method statement and programme
  - (b) A contract has been placed for the demolition works and evidence of such contract has been submitted to the Council
  - (c) One or more contracts have been placed for enabling infrastructure and/or building works pursuant to planning permission 2004/2307/P with an aggregate contract value of more than £5 million and evidence of such contract(s) has been submitted to the Council

Reason To ensure a comprehensive and sustainable development, to ensure good design to protect the setting of listed buildings to preserve or enhance the character or appearance of conservation areas and to ensure that the details accord with the assessment in the Environmental Impact Assessment and in particular to ensure the appropriate heritage benefits taken into account in the assessment are secured prior to the demolition of the buildings in accordance with policies S7 SKC1 SKC4 B1 B7 B6 and KC11 of the London Borough of Camden Replacement Unitary Development Plan 2006

- 3 No works authorised by this consent shall take place until the applicant has implemented a programme of building recording and analysis of the following structures by a person or body approved by the local planning authority. This programme shall be in accordance with a written scheme which has been submitted by the applicant and approved in writing by the local planning authority
- (a) Laser Building (no 1)
  - (b) Exel Bridge (no 2)
  - (c) Milk Dock Walls (no 10)
  - (d) Gasholder walls (Goodsway Battlebridge Road) (no 12)
  - (e) Granary complex walls (no 13)
  - (f) Regents Canal walls (no 14)
  - (g) Wall adjacent to Camley Street Natural Park (no 15)

Reason In order to mitigate the loss of the buildings/structures in accordance with policy B6 of the London Borough of Camden Replacement Unitary Development Plan 2006

- 4 No works authorised by this consent shall take place until the applicant has submitted a schedule of items to be salvaged from the following structures for re-use in the development and such schedule has been approved in writing by the local planning authority
- (a) Laser Building (no 1)
  - (b) Exel Bridge (no 2)
  - (c) Milk Dock Walls (no 10)
  - (d) Gasholder walls (Goodsway Battlebridge Road) (no 12)
  - (e) Granary complex walls (no 13)
  - (f) Regent's Canal walls (no 14)
  - (g) Wall adjacent to Camley Street Natural Park (no 15)

Reason In order to mitigate the loss of the buildings/structures in accordance with policies B6 and KC11 of the London Borough of Camden Replacement Unitary Development Plan 2006

- 5 The salvage works to the structures identified in Condition (4) shall be carried out in accordance with a method statement submitted by the applicant and approved in writing by the local planning authority

Reason In order to prevent damage to the salvaged items of the building in accordance with policies B1 B6 and KC11 of the London Borough of Camden Replacement Unitary Development Plan 2006

- 6 Any salvaged items not required for re-use in the development of Kings Cross Central may be disposed of to a reputable architectural salvage company or otherwise as approved in writing by the local planning authority

Reason In order to mitigate the loss of the buildings/structures in accordance with policy B6 of the London Borough of Camden Replacement Unitary Development Plan 2006

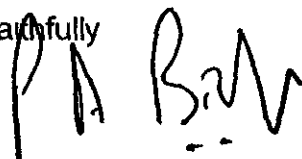
#### Informative(s)

- 1 Your attention is drawn to the need for compliance with the following conditions regarding archaeology attached to application ref 2004/2307/P condition 55 -

Programme of Building Recording and Analysis and 56 - Archaeological  
Investigation and Mitigation

Your attention is drawn to the notes attached to this notice which tell you about your Rights  
of Appeal and other information

Yours faithfully

A handwritten signature in black ink, appearing to read 'P. A. B. M.', written over the words 'Yours faithfully'.

Culture and Environment Directorate  
(Duly authorised by the Council to sign this document)



Argent (King's Cross) Ltd  
London & Continental  
Railways Ltd and Exel PLC  
C/O Agent (King's Cross) Ltd  
5 Albany Courtyard  
Piccadilly  
London W1J 0HF

Application Ref **2004/2321/C**  
Please ask for **Katharine Owen**  
Telephone 020 7974 5822

22 December 2006

Dear Sir/Madam

### DECISION

Planning (Listed Building and Conservation Areas) Act 1990  
Planning (Listed Buildings and Conservation Areas) Regulations 1990

### Conservation Area Consent Granted Subject to a Section 106 Legal Agreement

Address  
**Kings Cross Central  
Western Goods Shed,  
Wharf Road,  
Kings Cross  
London**

Proposal  
Demolition of the Western Goods Shed and the wall and fences abutting the South-West corner of the Western Goods Shed

Drawing Nos WGS/4 - Sections WGS/5 - Elevations  
WGS/1 Location Plan (1:4000) WGS/2 - Site Plan (1:1250) WGS/3 - Floor Plans

The Council has considered your application and decided to grant conservation area consent subject to the following condition(s)

### Conditions and Reasons

- 1 The works hereby permitted shall be begun before the expiration of seven years from the date of this consent

Reason In order to comply with the provisions of Section 18 of the Planning (Listed



Buildings and Conservation Areas) Act 1990

- 2 The demolition hereby approved shall not take place until
- (a) Written Approval has been issued by the Council as local planning authority in consultation with English Heritage for a method statement and programme for the demolition works. The demolition works shall be carried out in accordance with such method statement and programme
  - (b) A contract has been placed for the demolition works and evidence of such contract has been submitted to the Council
  - (c) A contract has been placed for the works to provide the site levels within development zone N shown on drawing KXC012 Rev T to facilitate the re-erection of the Linked Triplet Gas Holder guide frames and evidence of such contract has been submitted to the Council

Reason To ensure a comprehensive and sustainable development to ensure good design, to protect the setting of listed buildings to preserve or enhance the character or appearance of conservation areas and to ensure that the details accord with the assessment in the Environmental Impact Assessment and in particular to ensure the appropriate heritage benefits taken into account in the assessment are secured prior to the demolition of the buildings in accordance with policies S7 SKC1 SKC4 B1 B7 B6 and KC11 of the London Borough of Camden Replacement Unitary Development Plan 2006

- 3 No works authorised by this consent shall take place until the applicant has implemented a programme of building recording and analysis by a person or body approved by the local planning authority. This programme shall be in accordance with a written scheme which has been submitted by the applicant and approved in writing by the local planning authority

Reason In order to mitigate the loss of the building in accordance with policies KC11 and B6 of the London Borough of Camden Replacement Unitary Development Plan 2006

- 4 No works authorised by this consent shall take place until the applicant has submitted a schedule of items to be salvaged from the building and such schedule has been approved in writing by the local planning authority

Reason To mitigate the loss of the building in accordance with policies KC11 and B6 of the London Borough of Camden Replacement Unitary Development Plan 2006

- 5 The salvage works to the Western Goods Shed shall be carried out in accordance with a method statement submitted by the applicant and approved in writing by the local planning authority

Reason to prevent damage to the salvaged items of the building in accordance with policies KC11 B1 and B6 of the London Borough of Camden Replacement Unitary Development Plan 2006

- 6 Any salvaged items not required for re-use in the development of Kings Cross Central may be disposed of to a reputable architectural salvage company or otherwise as approved in writing by the local planning authority

Reason In order to mitigate the loss of the building in accordance with policy B6 of

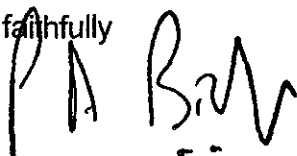
the London Borough of Camden Replacement Unitary Development Plan 2006

Informative(s)

- 1 Your attention is drawn to the need for compliance with the following conditions regarding archaeology attached to application ref 2004/2307/P condition 55 - Programme of Building Recording and Analysis and 56 - Archaeological Investigation and Mitigation

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information

Yours faithfully



Culture and Environment Directorate  
(Duly authorised by the Council to sign this document)