

Mr Nick Brindley
Gerald Eve LLP
72 Welbeck Street
London
W1G 0AY

Application Ref: **2011/4713/P**
Please ask for: **Conor McDonagh**
Telephone: 020 7974 **2566**

25 November 2011

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

Approval of Reserved Matters Granted

Address:

Kings Cross Central

Plot B1

Development Zone B

York Way

London

N1

Proposal: Submission of Reserved Matters relating to Development Zone B (Plot B1) for the erection of a part 9/12/13 storey building, plus basement and basement mezzanine levels, comprising 41,035sqm of office floorspace (Class B1) at part lower ground, part upper ground and on first to eleventh floors, 1,000sqm of flexible retail/financial/café/drinking establishment/take away uses (Class A1/A2/A3/A4/A5) at part lower ground and upper ground levels, plant/storage areas and car parking at basement level, Metropolitan Police Office and staff cycle storage at mezzanine basement level, a public bicycle storage facility at part lower ground level with associated roof plant at part tenth and eleventh floors. Matters addressed by this submission entail associated details in compliance with condition nos. 3, 6, 14, 16-23, 27-28, 31, 33-38, 45-46, 48-49, 51, 56, 60 and 64-67 of the outline planning permission for a comprehensive, phased, mixed-use development of former railway lands within the Kings Cross Opportunity Area (Ref: 2004/2307/P granted subject to s106 agreement on 22 December 2006).



Drawing Nos: WUK_1440_PL_51SL50, 51SP50, 51BS50, 51MZ50, 51LG50, 51UG50, 510150, 510250, 510350, 510450, 510550, 510650, 510750, 510850, 510950, 511050, 511150, 51RF50, PL53WE50, PL53EA50, PL53SO50, PL53NO50, 520150, 520250 PL_53WE31, PL_53WE50, PL_55WE32, PL_55WE33, Environmental Sustainability Plan by Hoare Lea; Access and Inclusivity Statement by All-Clear Designs; Compliance Report by Gerald Eve; Earthworks & Remediation Plan by Arup; Urban Design Report by Wilmotte UK (All dated September 2011).

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

Condition(s) and Reason(s):

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

(a) Details including sample panels of all external materials and finishes, including balustrades and screening.

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

Thereafter, the relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved. The materials as approved under this condition shall be displayed in the form of a samples board to be retained on site until the relevant works have been completed.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden LDF Core Strategy, DP24 and DP25 of the London Borough of Camden LDF Development Policies (2010).

- 2 Prior to commencement on the relevant part of the development hereby approved, details of bird and bat box locations and types, and an indication of species to be accommodated, shall be submitted to and approved in writing by the local planning authority. Thereafter, the relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved. The works shall be permanently retained and maintained thereafter.

Reason: In order to secure appropriate features to conserve and enhance wildlife habitats and biodiversity measures within the development, in accordance with the requirements of policy CS15 of the London Borough of Camden LDF Core Strategy (2010).

- 3 Prior to commencement on the relevant part of the development hereby approved, details of all external lighting to include location, design, specification, fittings and fixtures (including means of reducing light spillage) shall be submitted to and

approved in writing by the local planning authority. Thereafter, the relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To safeguard the appearance of the premises and the character of the immediate area and to conserve biodiversity by minimise light pollution in accordance with the requirements of policies CS14 and CS15 of the London Borough of Camden LDF Core Strategy (2010), DP24 and DP25 of the London Borough of Camden LDF Development Policies (2010).

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

WUK_1440_PL_51SL50, 51SP50, 51BS50, 51MZ50, 51LG50, 51UG50, 510150, 510250, 510350, 510450, 510550, 510650, 510750, 510850, 510950, 511050, 511150, 51RF50, PL53WE50, PL53EA50, PL53SO50, PL53NO50, 520150, 520250 PL_53WE31, PL_53WE50, PL_55WE32, PL_55WE33.

Environmental Sustainability Plan by Hoare Lea; Access and Inclusivity Statement by All-Clear Designs; Compliance Report by Gerald Eve; Earthworks & Remediation Plan by Arup; Urban Design Report by Wilmotte UK (All dated September 2011).

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

Informative(s):

- 1 Heritage assets of archaeological interest are anticipated in this development plot which will require an archaeological watching brief and subsequent reporting, as per sections 1.5, 1.8, 4.5 and 7 of the submitted specification. The applicants are advised to contact the borough's archaeological advisors to agree the programme of works.
- 2 The following conditions on the outline permission (ref 2004/2307/P) relating to the relevant subject areas described in this reserved matters and approval of details application are now partially or wholly discharged: 3, 6, 14, 16-23, 27-28, 31, 33-38, 45-46, 48-49, 51, 56, 60 and 64-67. You are however reminded of the need to comply with all the ongoing requirements of the controlling conditions of the outline permission, and where relevant, the recommendations of the various method statements and reports which have been approved pursuant to conditions.
- 3 The applicant is requested to liaise with the King's Cross Team at the London Borough of Camden and the King's Cross Construction Impact Group on the likely timing of construction implications for local residents and all potential users of the routes affected by construction.
- 4 You are advised to contact the Council to agree any supplementary ground investigations which you intended to undertake prior to work on them commencing. If the investigations uncover any previously unidentified ground contamination then you will need to agree appropriate remediation measures with the Council. You are

reminded that you are required to give the local planning authority written notification of the commencement of any remediation works. Following the completion of any remediation measures, you are required by Section 16.9 of the Environmental Statement and in line with UK standard industry practice to produce a verification report (referred to in PPS23 as a validation report) that demonstrates the effectiveness of the remediation carried out. This would need to be submitted to the Council for its approval following completion of the earthworks and prior to the construction of any buildings or hard landscaping on the site (contact Anona Arthur, Environmental Health Team on tel. no. 020 7974 2990).

- 5 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 6 The Council's Nature Conservation Officer has advised that the bird and bat boxes should be integrated or embedded into the structure or façade rather than free hanging as this prolongs their longevity.
- 7 You are advised that the Council's Nature Conservation Officer would recommend that the biodiverse roof has some spatial heterogeneity in the form of varied depths, with mounding features and a variety of particle sizes. A brown roof designed in this way will be more beneficial in terms of providing a diverse habitat.
- 8 The Council requests timely provision of any appropriate method statements detailing the ancillary remediation activities which could have a significant effect of the environment or the proposed buildings/occupiers in particular those relating to excavation, containment, capping and treatment of remnant gas works structures. In particular these method statements should specifically outline the proposed environmental monitoring to be included in the scheme. The Council further requests that final validation reports submitted contain all the technically detailed information necessary, such as drawings, to demonstrate the methods used for the containment.
- 9 For the avoidance of doubt, this approval of reserved matters does not include details of the finishes to the basement access ramp reveals. You are reminded of the need to submit details of the same pursuant to Condition 1 of the Zone B Basement Reserved Matters Approval (ref. 2011/4743/P).
- 10 Reasons for granting planning permission:

The proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy and the Development

Policies with particular regard to policies CS1 - Distribution of growth, CS2 - Growth Areas, CS5 - Managing the impact of growth and development, CS7 - Promoting Camden's Centres and Shops, CS8 - Promoting a successful and inclusive Camden economy, CAS9 - Achieving a successful Central London, CS10 - Supporting community facilities and services, CS11 - Promoting sustainable and efficient travel, CS13 - Tackling climate change through promoting higher environmental standards, CS14 - Promoting high quality places and conserving our heritage, CS15 - Protecting and improving our parks and open spaces and encouraging biodiversity, CS16 - Improving Camden's health and well-being, CS17 - Making Camden a safer place, CS18 - Dealing with our waste and encouraging recycling, CS19 - Delivering and maintaining the Core Strategy, DP1 - Mixed use development, DP10 - Helping and promoting small and independent shops, DP12 - Supporting strong centres and managing the impact of food, drink, entertainment and other town centre uses, DP13 - Employment premises and sites, DP15 - Community and leisure uses, DP16 - The transport implications of development, DP17 - Walking, cycling and public transport, DP18 - Parking standards and limiting the availability of car parking, DP19 - Managing the impact of parking, DP20 - Movement of goods and materials, DP21 - Development connecting to the highway network, DP22 - Promoting sustainable design and construction, DP23 - Water, DP24 - Securing high quality design, DP25 - Conserving Camden's heritage, DP26 - Managing the impact of development on occupiers and neighbours, DP28 - Noise and Vibration, DP29 - Improving access, DP30 - Shopfronts, DP31 - Provisions of, and improvement to, open space and outdoor sport and recreation facilities, DP32 - Air quality and Camden's Clear Zone. The development also complies with the relevant conditions attached to the outline permission (ref 2004/2307/P dated 22nd December 2006), namely 3, 6, 14, 16-23, 27-28, 31, 33-38, 45-46, 48-49, 51, 56, 60 and 64-67. Furthermore it accords with the specific policy requirements in respect of the following principal considerations: compliance with the parameters set by the outline planning permission; that the design and materiality of the building properly respects its existing and emerging context; that the building achieves a high level of sustainability; that the development meets the relevant standards for transport and servicing arrangements; that the street layout and building access meets the Council's accessibility requirements; and that the development pays suitable regard to all relevant clauses in the Section 106 Planning Obligation relating to the outline permission referred to above.

Disclaimer

This is an internet copy for information purposes. If you require a copy of the signed original please telephone Contact Camden on (020) 7974 4444