

Ms Lucy Hawkes
Argent (King's Cross) Limited
5 Albany Courtyard
London
W1J 0HF

Application Ref: **2012/6537/P**
Please ask for: **Conor McDonagh**
Telephone: 020 7974 **2566**

21 January 2013

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) Order 2010
Town and Country Planning (Applications) Regulations 1988

Approval of Reserved Matters Granted

Address:

**Plot B3
King's Cross Central
York Way
London**

Proposal:

Amendments to entrance/reception lobby at upper ground floor, alterations to balcony area on the north and west facades with replacement of double balcony doors with two single doors, reconfiguration of B3 basement, extension of atrium to level 3 and 4 with stairs, alterations to the north façade, increase width of stairs within reception area, reduction in size of risers, reconfiguration of the layout of leisure centre changing rooms, reception and foyer area, amendments to internal floorspace resulting in net decrease of 22m2, reconfiguration of planters in landscaping area and replacement of West Pennine Gritstone with Cromwell Diamond Sandstone to the Reserved Matters granted 04/11/11 (Ref:2011/4090/P) associated with the erection of a 13 storey building plus basement comprising 2,772sqm of public leisure centre facilities (Class D2) at basement and lower ground floor, 2,066sqm of public library and access centre (Class D1/B1) at upper ground and first floor, 15,182sqm of office floorspace (Class B1) at second to eleventh floors, associated areas of plant, refuse storage, cycle storage, disabled car parking and servicing at basement level, with associated areas of public realm landscaping. Matters addressed by this submission entail associated details in compliance with condition nos. 3, 6, 9, 10, 12, 14, 16-23, 27, 28, 31, 33-38, 44-46, 48, 49, 51, 56, 60, 64-67 and S106 Agreement Part L 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: 0918-P20-P97-G; P98-F; P99-H; P00-H; P01-E; P02-E; P03-E; P04-F; P05-F; P06-G; P07-G; P08-F; P09-F; P10-F; P11-F; E01-E; E02-E; E03-E; E04-F; S01-E; S03-F; TOWN279.8(08)5101 R10; 5102 R11; 3101 R03; 7101 R08; 7102 R08; 7105 00; 8101 R05; 8102 R05; 8301 R04; 8302 R05; 8303 R05; 8401 R04; 8402 R04; and Submission Statement by KCCGL Ltd dated December 2012.

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

Condition(s) and Reason(s):

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

0918-P20-P97-G; P98-F; P99-H; P00-H; P01-E; P02-E; P03-E; P04-F; P05-F; P06-G; P07-G; P08-F; P09-F; P10-F; P11-F; E01-E; E02-E; E03-E; E04-F; S01-E; S03-F; and TOWN279.8(08)5101 R10; 5102 R11; 3101 R03; 7101 R08; 7102 R08; 7105 00; 8101 R05; 8102 R05; 8301 R04; 8302 R05; 8303 R05; 8401 R04; and 8402 R04.

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

Informative(s):

- 1 The following conditions on the outline permission (ref 2004/2307/P) relating to the relevant subject areas described in this reserved matters and approval of details application are now partially or wholly discharged: 3, 6, 9, 10, 12, 14, 16-23, 27, 28, 31, 33-38, 44-46, 48, 49, 51, 56, 60, 64-67 . You are however reminded of the need to comply with all the ongoing requirements of the controlling conditions of the outline permission, and where relevant, the recommendations of the various method statements and reports which have been approved pursuant to conditions.
- 2 You are reminded that condition 1 (samples panels of all external materials and finishes and hard landscaping), 2 (bird and bat box locations), 3 (external lighting) and 4 (landscaping detail for terrace) of the Approval of Reserved Matters (ref: 2011/4090/P) granted on 04/11/2011 are outstanding and require details to be submitted and approved.
- 3 Reasons for granting permission. [Delegated]

The proposed development is in general accordance with the London Borough of Camden Local Development Framework with particular regard to policies CS5 - Managing the impact of growth and development, CS10 - Supporting community facilities and services, CS14 - Promoting high quality places and conserving our heritage, CS16 - Improving Camden's health and well-being, CS17 - Making Camden a safer place, CS18 - Dealing with our waste and encouraging recycling, DP15 - Community and leisure uses, DP17 - Walking, cycling and public transport, DP24 - Securing high quality design, DP25 - Conserving Camden's heritage, DP26 - Managing the impact of development on occupiers and neighbours and DP29 - Improving access. For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officer's report.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

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