

Argent (King's Cross) Limited  
5 Albany Courtyard  
Piccadilly  
London  
W1J 0HF

Application Ref: **2012/5695/P**  
Please ask for: **Jenna Litherland**  
Telephone: 020 7974 **3070**

15 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:  
**King's Cross Central**  
**Wharf Road**  
**York Way**  
**London**  
**N1**

#### **Proposal:**

Reserved matters associated with Wharf Road public realm including a section of Regents Canal towpath between Maiden Lane Bridge and Pavilion G1 as required by conditions 9, 10, 12, 16, 18-22, 26, 31, 45, 51, 56, 64-67 of outline planning permission granted 22/12/06 subject to S106 agreement (2004/2307/P) for a comprehensive, phased, mixed-use development.

Drawing Nos: Site Location Plan; (Prefix TOWN279.13(08)) 5002-R07; 5003-R04; 3001-R08; 7001-R08; 6401-R03; 6501-R02; Compliance Report by KCCGP Ltd dated October 2012; Urban Design Report by KXCCP Ltd dated October 2012.

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 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.

Reason: To safeguard the appearance of the premises and the character and appearance of the conservation area and to conserve biodiversity by minimise light pollution in accordance with the requirements of policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 2 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) Detailed drawings and/or samples as appropriate of all paving materials and finishes (including but not limited to resin bonded gravel, sandstone setts, porphyry paving, and granite setts) and other hard landscaping surface treatments. The material under this condition shall be displayed in the form of a samples board to be retained on site for the duration of the relevant works.
- b) Detailed drawings of all benches and seats.
- c) Detailed drawings and/or samples of materials as appropriate of any balustrading.

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 in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan; (Prefix TOWN279.13(08)) 5002-R07; 5003-R04; 3001-R08; 7001-R08; 6401-R03; 6501-R02

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

#### Informative(s):

- 1 You are advised to contact the Council to agree any supplementary ground investigations which you intend 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).

- 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, 9, 10, 12, 16, 18-22; 26(b); 31, 45; 51, 56, 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.

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.

**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***