

Ms Alexandra Woolmore  
King's Cross Central General Partner  
Ltd  
5 Albany Courtyard  
LONDON  
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Application Ref: **2012/4147/P**  
Please ask for: **Conor McDonagh**  
Telephone: 020 7974 **2566**

23 October 2012

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:  
**Kings Cross Central  
Plot E1 (incorporating the Southern Stanley Building)  
Development Zone E  
York Way  
London N1**

Proposal: Submission of Reserved Matters relating to Development Zone E (Plot E1) for the erection of a 6 storey building with basement level to 'wrap' around the existing Grade II Listed Southern Stanley Building on its north-western and north-eastern elevations to provide a total of 3,798sqm of office floorspace (Class B1) at part ground and all upper floor levels [including all 5 floors of the existing Southern Stanley Building that are to be refurbished and converted for office use], 217sqm of flexible retail/financial/café/drinking establishment/take away uses (Class A1/A2/A3/A4/A5) at part ground floor level, and a 515sqm basement level for plant, refuse and cycle storage, and staff facilities. Matters addressed by this submission entail associated details in compliance with condition nos. 6, 9, 10, 14, 16-23, 27-28, 31-38, 45, 48-49, 51, 55-56, 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: 212/PD/002 to 005 (inclusive); 212/PD/101; 212/PD/102; 212/PD/106 to 113 (incl); 212/PD/200 to 222 (incl); 212/PD/227 to 229 (incl); 212/PD/231 to 233 (incl); 212/PD/234; 212/PD/236 to 238 (incl); 212/PD/312 to 315 (incl); Landscape drawing Nos: TOWN279.8(08)5201; 5202; 3201; 7201; 7202; 9101; 9102; 9103; 9201; 9202; 9203; 9204; 9401; 9402; 1004; 20227/004/SK95; Documents: Building Recording & Archaeological Specifications & Written Schemes of Investigation document (July 2012); Full Conservation Plan (July 2012); Landscape & Infrastructure drawing package (July 2012); Urban Design Report (July 2012); Compliance Report (July 2012); Environmental Sustainability Plan (July 2012); Access Statement (July 2012); Earthworks & Remediation Plan (July 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 of the relevant parts of the development hereby approved, the following shall be provided on site and approved in writing by the Local Planning Authority:

(a) Details of the proposed facing brickwork to the Stanley Wrap, including a sample panel incorporating a typical window and reveal, to demonstrate the proposed colour, texture, face-bond and pointing.

(b) Details, including sample panels of all other external materials and finishes (excluding brickwork).

Thereafter, the relevant parts of the development 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 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 Prior to commencement on the relevant part of the development hereby approved, details of the proposed plant(s) species and planting method to be used on the Southern Stanley Building's Pancras Road elevation 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).

- 5 The development hereby permitted shall be carried out in accordance with the following approved plans:  
212/PD/002 to 005 (inclusive); 212/PD/101; 212/PD/102; 212/PD/106 to 113 (incl); 212/PD/200 to 222 (incl); 212/PD/227 to 229 (incl); 212/PD/231 to 233 (incl); 212/PD/234; 212/PD/236 to 238 (incl); 212/PD/312 to 315 (incl).  
TOWN279.8(08)5201; 5202; 3201; 7201; 7202; 9101; 9102; 9103; 9201; 9202; 9203; 9204; 9401; 9402; 1004; 20227/004/SK95.

Building Recording & Archaeological Specifications & Written Schemes of Investigation document (July 2012); Full Conservation Plan (July 2012); Landscape & Infrastructure drawing package (July 2012); Urban Design Report (July 2012); Compliance Report (July 2012); Environmental Sustainability Plan (July 2012); Access Statement (July 2012); Earthworks & Remediation Plan (July 2012).

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: 6, 9, 10, 14, 16-23, 27-28, 31-38, 45, 48-49, 51, 55-56, 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.

- 2 The applicant is requested to liaise with the Sites Team (East Area) 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.
- 3 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 (previously referred to as a validation report under National Policy Guidance) 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).
- 4 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.
- 5 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, CS9 - Achieving a successful Central London, 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 monitoring 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, 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,

- 6 Reasons for granting planning permission continued:  
DP24 - Securing high quality design, DP25 - Conserving Camden's heritage, DP26 - Managing the impact of development on occupiers and neighbours, DP27 - Basements and lightwells, 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 6, 9, 10, 14, 16-23, 27-28, 31-38, 45, 48-49, 51, 55-56, 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.

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