

Mr Nick Belsten
CB Richard Ellis Ltd
Henrietta House
Henrietta Place
London
W1G 0NB

Application Ref: **2011/6440/P**
Please ask for: **Neil McDonald**
Telephone: 020 7974 **2061**

10 February 2012

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 Development Zone L and G
Eastern Goods Yard
York Way
London
N1 0AU

Proposal:

Amendments including revisions to the western transit shed (revisions to layout and location of the proposed lift and stair cores, omission of support columns, confirmation of WC locations, amendment to the width of mezzanine retail unit and inclusion of green/brown roofs) and west granary offices (amendments to the façade design of the extension, removal of the second floor extension and replacement with a terrace, opening up of blind arch and retention/exposure of heritage walls) to the Reserved Matters granted 08/04/2008 (reference 2007/5228/P) in respect of Kings Cross Central Development Zones L and G entailing the refurbishment, reuse and part redevelopment of the Granary for the purposes of a new university campus, retail, offices and food and drink uses together with new areas of public realm and landscaping pursuant to the outline planning permission granted 22/12/06 subject to a S106 agreement (Ref: 2004/2307/P) for a comprehensive, phased, mixed-use development of former railway lands within the Kings Cross Opportunity Area.



Drawing Nos:

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 Proposed Drawings (Prefix PL_) 032A, 033A, 034A, 035A, 036A, 037A, 038A, 039A, 040A, 041B, 042A, 043A, 044A, 046A, 047A, 052A, 066A, 070A, 074A, 075A; Approved Drawings PL_032 to 037, 038A, 039, 040, 41A, 042, 043, 044, 046, 047, 052, 066A, 070, 074, 075.

Reason:

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

- 2 This approval relates only to the amendments to the Western Transit Shed and Western Granary Office and its proposed extension specifically referred to in the application and shall only be read in the context of the parent permission granted on 08/04/2008 under reference number 2007/5228/P and in addition to the conditions stated above is bound by all the conditions attached to that permission. Any additional variations/discrepancies shown on the plans and drawings, beyond these specific elements, shall defer in as far as might be material to the parent permission.

Reason: In order to comply with the reasons for granting permission as set out in the notice to that effect dated 08/04/2008 under reference number 2007/5228/P.

Informative(s):

- 1 Reasons for granting permission.

The proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policies CS1 Distribution of growth, CS5 Managing the impact of growth and development, CS8 Promoting a successful and inclusive Camden economy, 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, CS18 Dealing with our waste and encouraging recycling; and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policies DP1 Mixed use development, DP16 The transport implications for development, DP17 Walking, cycling and public transport, DP18 Parking standards and limiting the availability of car parking, 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. For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers

report.

- 2 You are reminded that conditions 3 (location of sliced setts around disabled parking spaces), 4 (paving samples for Wharf Road), 5 (remaining surface features to be reinstated), 7 (service management plan), 15 (green or brown roofs), 18 (plant - excluding East Transit Shed and UAL which has already been submitted) and 21 (post-construction BREEAM assessment) of planning permission 2007/5228/P (granted on 08/04/2008); and replacement condition 14 (cycle parking) of planning permission 2010/6596/P (granted on 28/01/2011) are outstanding and require details to be submitted and approved.
- 3 The following conditions on the main 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, 17, 19, 22, 27, 28, 32, 33, 34, 35, 36, 37, 38, 46 and 51. 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.

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