

Natasha Skinns  
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London  
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Application Ref: **2011/4263/P**  
Please ask for: **Conor McDonagh**  
Telephone: 020 7974 **2566**

10 October 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**  
**Development Zone R5 North**  
**York Way**  
**London**  
**N1**

Proposal:



Amendments including the introduction of two permanent accessible car parking spaces, relocation of external fire escape stair necessitating a 23sqm reduction of internal floorspace, increase in the size of the communal West block and private East block external terraces at 1st floor level, introduction of accessed controlled door between the 2 car parking spaces and the central courtyard, replacement colour of facing bricks and the removal of canopy along the southern side of the courtyard to reserved matters granted 08/04/2011 (2011/0431/P) for Development Zone R5 North to construct a residential led mixed-use development comprising three blocks (2 storey east block, 8 storey west block and a part 8 / part 16 storey north block to front York Way) providing a total of 144 residential units (63 general needs social rented, 40 shared ownership, 40 extra care units and 1 market unit) with 675 sqm of commercial floorspace comprising five units for either retail/restaurant/bar uses (classes A1-A4), business and employment use (Class B1) and/or community use (Class D1) at ground floor level (two units in north block, two in west block and one in east block), 2 blue-badge car-parking spaces, 132 cycle parking spaces, associated servicing areas together with adjacent public realm and open space. Matters addressed by this submission entail associated details in compliance with condition nos. 3, 9, 10, 12, 14, 16-24, 27-28, 31, 33-36, 39, 42-43, 45-46, 48-49, 51, 56, 60, 62, 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: MLA/219/P/100 Rev A; MLA/219/P/101 Rev A; MLA/219/P/304 Rev A; MLA/219/P/205 Rev A; MLA/219/P/206 Rev A; MLA/219/P/207 Rev A; MLA/219/P/011 Rev A; Submission Statement August 2011.

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

Condition and Reason:

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans MLA/219/P/100 Rev A; MLA/219/P/101 Rev A; MLA/219/P/304 Rev A; MLA/219/P/205 Rev A; MLA/219/P/206 Rev A; MLA/219/P/207 Rev A; MLA/219/P/011 Rev A; Submission Statement August 2011.

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

Informatives:

- 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, 9, 10, 12, 14, 16-24, 27-28, 31, 33-36, 39, 42-43, 45-46, 48-49, 51, 56, 60, 62, 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 You are reminded that condition 2a (samples panels of all external materials and

finishes) is only partially discharged (under ref: 2011/4271/P) and that conditions 2b (hard landscaping), 4 (bird and bat box locations) and 5 (external lighting) of the Approval of Reserved Matters (ref: 2011/0431/P) granted on 8/4/11 are outstanding and require details to be submitted and approved.

3 Reasons for granting permission.

The proposed development is in general accordance with the London Borough of Camden Local Development Framework with particular regard to policies CS11 - Promoting sustainable and efficient travel, CS14 - Promoting high quality places and conserving our heritage, CS17 - Making Camden a safer place, DP18 - Parking standards and limiting the availability of car parking, DP19 - Managing the impact of parking, DP24 - Securing high quality design, 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.

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