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Application Ref: **2011/4271/P**  
Please ask for: **Alan Wito**  
Telephone: 020 7974 **6392**

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 Details Granted**

Address:  
**Kings Cross Central  
Development Zone R5 North  
York Way  
London  
N1**

Proposal:



Partial submission of details for brickwork, concrete frames and window and door frames pursuant to condition 2a (details including sample panels of all external materials and finishes, including ceramic panels, balustrades and screening) of reserved matters approval 2011/0431/P granted 08/04/2011 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: North and West Block Façade Type 02 - Details for Approval; East Block Façade Type 01 - Details for Approval; North Block (Tower) Façade Type 01 - Details for Approval; North Block (Shoulder) Façade Type 01 - Details for Approval; West Block Façade Type 01 - Details for Approval; Photo of a section of the proposed window (dated 12 August 2011);

The Council has considered your application and decided to grant permission.

Informative:

- 1 You are reminded that condition 2a (samples panels of all external materials and finishes) is only partially discharged and that conditions 2b (hard landscaping), 4 (bird and bat box locations) and 5 (external lighting) of the Approval of Reserved Matters granted on 8/4/11 are outstanding and require details to be submitted and approved.

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