

Argent (Kings Cross Ltd) London &  
Continental Railway  
C/o 5 Albany Courtyard  
LONDON  
W1J 0HF

Application Ref: **2009/4864/P**  
Please ask for: **Angela Ryan**  
Telephone: 020 7974 **3236**

8 December 2009

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:

**Development Zone V**

**Gas Governor**

**York Way**

**London**

**N1 0AU**

Proposal:

Submission of details pursuant to Condition 25 (details of construction of new gas governor and relocation of gas mains) of the Outline Planning Permission granted 22/12/2006 (Ref:2004/2307/P). The following conditions of the Outline Planning Permission are addressed:

16 (urban design report); 17 (environmental sustainability plan); 19 (access statement); 20 (illustrative build out plan); 21 (construction timetable); Partial discharge of approval of details conditions; 22 (servicing strategy); Partial Discharge of condition 25 (enabling works); 27 (Floor plans); 28 (refuse storage collection); 31 (parameter plans); 35 (uses permitted)

Drawing Nos: Site Plan 280\_04\_07\_003 Rev P1; 280\_04\_07\_100 Rev P1;  
280\_04\_07\_101 Rev P1; 280\_04\_07\_200 Rev P1; 280\_04\_07\_201 Rev P1;



280\_04\_07\_202 Rev P1; 280\_04\_07\_203 Rev P1; 280\_04\_07\_300 Rev P1;  
280\_04\_07\_400 Rev P1; 280\_04\_07\_401 Rev P1; 280\_04\_07\_402 Rev P1;  
280\_04\_07\_403 Rev P1; 280\_04\_07\_404 Rev P1; 280\_04\_07\_405 Rev P1;  
280\_04\_07\_700 Rev P1; 280\_04\_07\_900 Rev P1; Town279.3(08) 3001 Rev R03;  
Town279.3 (08)7002 Rev R02; Town279.3 (08)3000 Rev R03; Town279.3(08)9B)002 Rev  
R01; Town279.3(08)5030 Rev R03; Town279.3(08)6101 Rev R03;  
and details of the brickwork in addendum to submission statement e-mailed on and dated  
17th November 2009

For Information:

280\_04\_07\_004 Rev P1; 280\_04\_07\_301 Rev P1; 280\_camera\_02; 280\_camera\_02-  
brick: 280\_camera\_04; 280\_camera\_05; 280\_camera\_05\_brick; RCS-KXCPR-P-3

280\_04\_07\_004; 301; Drawing Montage;  
RCS-KXCPR-P-003; Submission Statement.

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

Condition(s) and Reason(s):

- 1 Notwithstanding the drawings and information submitted for the purposes of  
discharging condition 25 of the outline planning permission ref 2004/2307/P in  
relation to buildings and perimeter wall of the new gas governor the conditon is  
only partially discharged and the following matters still remain outstanding and  
further drawings and/or other details as appropriate shall be submitted to and  
approved in writing by the local planning authority prior to commencement of the  
relevant parts of the development:

A green wall shall be installed on the southern elevation of the perimeter wall within  
6 months of completion of the perimeter wall, unless otherwise agreed in writing by  
the Local Planning Authority.

B) Details of the green wall, including its structure, species of planting, irrigation  
system and maintenance strategy shall be submitted to and approved by the LPA  
in writing prior to commencement of the relevant works. The work shall be carried  
out in accordance with these approved details.

C) Unless otherwise agreed in writing by the Local Planning Authority, the wall  
hereby approved shall be built in reclaimed bricks from the Gas Holder walls,  
"Ibstock Handmade Grey Brown" bricks and/or "Ibstock West Hoathley Dark Multi  
Stock"; in accordance with the proposals set out in the document submitted by e-  
mail dated 17th November 2009.

Reason: In order to fully comply with the requirements of conditions 25 (Enabling  
Works) of the outline planning permission (reference 2004/2307/P granted on  
22/12/2006) and to accord with policies B1, B7, N5, and SKC4 of the London  
Borough of Camden Replacement Unitary Development Plan 2006.

Informative(s):

- 1 Reason for granting permission:  
The proposed development is in general accordance with the policy requirements of the London Borough of Camden Replacement Unitary Development Plan 2006, namely SD9, B1, B7, B9, N5, N8, SKC1, SKC2, SKC3, SKC4 and RC1, and with the relevant conditions attached to the outline permission (ref 2004/2307/P dated 22nd December 2006), namely conditions 16, 17, 19, 20, 21, 22, 25, 27, 28, and 31
- 2 The applicant is reminded of their obligations under Section S of the S106 Clause 6 to use reasonable endeavours to manage any residual land between the new gas governor enclosure in Development Zone V and the existing CSNP boundary in a manner consistent with urban nature conservation management principles. The Developer shall consult the LWT regarding any planting and management proposal for such residual land.
- 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:- 16, 17, 19, 20, 21, 22, 25, 27, 28, 31. 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
- 4 The applicant is reminded of their obligations to consult British Waterways in order to ensure that any necessary consents are obtained and the works are compliant with the current British Waterways' "Code of Practice for Works affecting British Waterways".

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