

Argent (Kings Cross) Limited  
5 Albany Courtyard  
Piccadilly  
LONDON  
W1J 0HF

Application Ref: **2009/1407/P**  
Please ask for: **Angela Ryan**  
Telephone: 020 7974 **3236**

21 May 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

#### **Variation or Removal of Condition(s) Granted**

Address:

**Linear Land Site  
Former Kings Cross Railway Lands  
York Way  
London  
N1**

Proposal:

variation of conditions 3, 5, 6, and 9 and removal of conditions 2, 7 and 8 pursuant to planning permission granted 12 February 2009 (Ref: 2008/5813/P) for (Bus operating facility comprising hardstanding for parking and a bus washing and refuelling area, plus ancillary single storey administration and support accommodation).

Drawing Nos: Supporting Statement

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

Condition(s) and Reason(s):

- 1 No sound emanating from any bus reverse beepers shall be audible within any adjoining premises between 21.00hrs and 07.30 hrs on any day.



Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy SD9 of the London Borough of Camden Replacement Unitary Development Plan 2006

- 2 Prior to commencement of the development, details of the proposed planting scheme shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To enable a standard of visual amenity in the scheme in accordance with the requirements of policy N8 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 3 Unless otherwise agreed in writing by the Local Planning Authority, noise levels at a point 1 metre external to sensitive facades shall be at least 5dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment are in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then special attention shall be given to reducing the noise levels from that piece of equipment at any sensitive façade to at least 10dB(A) below the LA90, expressed in dB(A). For the avoidance of doubt, bus engines do not fall within 'plant/equipment' in this condition.

Reason: To safeguard the amenities of the occupiers of the residential premises at Maiden Lane Estate and the area generally in accordance with the requirements of policies SD6, SD7B, SD8A and Appendix 1 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 4 No more than 48 buses shall be parked on the site at any given time.

Reason: To safeguard the amenities of the residential occupiers at Maiden Lane Estate and the area generally and to ensure highway safety in accordance with the requirements of policies SD6, SD7B and T7B of the London Borough of Camden Replacement Unitary Development Plan 2006.

Informative(s):

- 1 You are reminded that Conditions (1) and (4) and the informtives attached to the planning permission dated 12th February 2009 (Ref: 2008/5813/P) are still applicable.

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