

Mr Nick Hollands
RPS Planning & Development Ltd
1st West Floor
The Cottons Centre
Cottons Lane
LONDON
SE1 2QG

Application Ref: **2008/5052/P**
Please ask for: **Alex Bushell**
Telephone: 020 7974 **2661**

22 January 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 Reserved Matters Granted

Address:

**Kings Cross Central - Main site
Development Zone R
North of Granary Complex
York Way
London N1**

Proposal:

Reserved matters associated with the erection of a nine storey building with basement for office use (Class B1) on the upper floors and flexible retail/financial and professional service/food and drink uses (Classes A1 - A5), small office space (Class B1) and/or an exploratory centre (Class D1) on the ground floor on a site to the rear of the University of the Arts building within development 'Zone R' as required by conditions 3, 6, 9, 10, 16-23, 27, 28, 31, 33-38, 45, 46, 48-51, 56, 59, 60, 64-67 and 68 of Outline Permission reference 2004/2307/P, dated 22nd December 2006 (a comprehensive, phased, mixed-use development of former railway lands within the King's Cross Opportunity Area)

Drawing Nos: 280_03_07_001, 011, 012, 013, 100 - 113, 200 - 203, 300 - 303, 801 - 805, 901 - 906, TOWN279.11(08)5001 R05, 5002 R04, 3001 R04, 7001 R02 - 7004 R02, 6101 R01, 6102 R00, 6103 R01, 6104 R00, 6105 R00, 5151 R00, 5152 R00, 7101 R01, 7102 R01, 3101 R00 - 3104 R00.



Supporting Information: Urban Design Report Oct 2008; Earthworks and Remediation Plan Oct 2008; Environment Sustainability Plan Oct 2008; Compliance Report Ref JLJ0193, dated Oct 2008; and Access Statement Oct 2008.

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

Condition(s) and Reason(s):

- 1 Prior to the commencement of the relevant part of the development hereby permitted, the following details shall be submitted to and approved in writing by the Local Planning Authority:
 - (a) Samples and details of all external materials and finishes.
 - (b) Full scale sample panel of whole office bay one grid wide and one storey high to include brick piers, expressed floor plate, windows, metal spandrel and solar fins.
 - (c) Full scale sample panel of whole shop bay one grid wide and one storey high to include brick piers, brick pier interface with street, shop front, doors, shop sign, canopy.
 - (d) Materials and detailed design of the internal returns and soffit of service bay and car park to a depth of one structural grid from street, service bay doors and fire escape doors.
 - (e) Materials and detailed design of entrance colonnade including stone screen with windows, soffit, columns, entrance doors.
 - (f) Materials and detailed design of roof level finishes including balustrade, canopies.Thereafter, the relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies B1 and B7 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 2 The sample panels of the external facing materials shall be provided on site, in accordance with the details agreed in writing pursuant to Condition 1 above, and shall itself be approved in writing by the Council before the relevant parts of the works are commenced. Thereafter, the development shall be carried out in accordance with the approval given and the sample panel shall be retained on site until the work has been completed.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies B1 and B7 of the London Borough of Camden Replacement Unitary Development Plan 2006

Informative(s):

- 1 Reasons 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 SD1, SD5, SD9, SD10, B1, B2, B6, B7, B8, B9, N4, N5, T1, T2, T3, T4, T7, T12, T13, SKC1 - SKC4, KC1, KC2, KC3, KC5, KC6, KC7, KC8, KC10, KC11, KC12, and with the relevant conditions attached to the outline permission (ref 2004/2307/P dated 22nd December 2006), namely conditions 3, 6, 9, 10, 16-23, 27, 28, 31, 33-38, 45, 46, 48-51, 56, 59, 60, 64-67 and 68. Furthermore it accords with the specific policy requirements in respect of the following principal considerations: compliance with the parameters set by the outline planning permission; that the design and materiality of the building properly respects its existing and emerging context; that the building achieves a high level of sustainability; that the development meets the relevant standards for transport and servicing arrangements; that the street layout and building access meets the Council's accessibility requirements; and that the development pays suitable regard to all relevant clauses in the Section 106 Planning Obligation relating to the outline permission referred to above.

- 2 The two streets shown as East Lane and East Street on the drawings hereby permitted and defined as R1 and R3 on the 'Principal Access and Circulation' parameter plan numbered KXC007, granted permission as part of Outline Planning Permission ref: 2004/2307/P, dated 22nd December 2006, are required to be part of an Urban Home Zone as defined in the 'Main Site Revised Development Specification', dated September 2005. As is acknowledged in writing by the applicant (email from RPS dated 7th January 2008), subsequent reserved matters applications for subzones R1, R3, R4 and R5 that may include a component of residential use, must include the relevant and specified routes within an Urban Home Zone as they relate to that application. The Council will seek to ensure that the implementation of any other subzone incorporating residential use includes a requirement for the necessary changes to the highway to accommodate the Urban Home Zone in addition to the layout and specifications agreed a part of this reserved matters approval
- 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, 9, 10, 16-23, 27, 28, 31, 33-38, 45, 46, 48-51, 56, 59, 60, 64-67 and 68. 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 You are required under Section 16.9 of the Environmental Statement and in line with UK standard industry practice, to produce a verification report to the Council confirming the works undertaken, finished levels and details of imported and disposed materials. This should be submitted to the Council following completion of the earthworks and prior to the construction of any buildings or hard landscaping on the site (contact Colin Stapleton, Environmental Health Team on tel. no. 020 7974 2638).
- 5 The implementation of this permission is likely to trigger a number of obligations of the s106 agreement attached to the outline permission. It is recommended that you contact the council for full details in advance of works commencing.

- 6 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. Works that can be heard at the boundary of the site should only be carried out between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. For further information please refer to the Kings Cross Central Revised Code of Construction Practice.
- 7 The proposals will be subject to a section 278/38 agreement for works to the public highway and the adoption of new highways, and other consents from the Council and other bodies relating to Infrastructure, utilities and drainage. It is the applicant's responsibility to ensure that all relevant consents or licenses are applied for. The detail shown on the drawings are approved for planning purposes only and should not be taken to supersede the reasonable requirements of the matters raised by officers in relation to these outstanding consents.
- 8 This consent is without prejudice to, and shall not be construed as derogating from, any of the rights, powers, and duties of the Council pursuant to any of its statutory functions or in any other capacity and, in particular, shall not restrict the Council from exercising any of its powers or duties under the Highways Act 1980 (as amended).
- 9 The applicant is advised that this permission does not include street furniture and signage, both matters that will be required to be presented on a site-wide basis. The applicant is advised that the Council wishes to discuss their signage, wayfinding and street furniture strategy for the site with the developer as soon as possible.
- 10 The applicant is requested to liaise with the King's Cross team and the KX Construction Impact Group on the likely timing construction timing and implications for local residents and all potential users of the routes under construction.

Disclaimer

This is an internet copy for information purposes. If you require a copy of the signed original please contact the Culture and Environment Department on (020) 7974 5613