

Ms Claire Heathcote
Nathaniel Lichfield and Partners
14 Regents Wharf
All Saints Street
London
N1 9RL

Application Ref: **2014/1455/P**
Please ask for: **Seonaid Carr**
Telephone: 020 7974 **2766**

12 May 2014

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) Order 2010
Town and Country Planning (Applications) Regulations 1988

Approval of Reserved Matters Granted

Address:

**German Gymnasium
26 St Pancras Road
London
N1C 4TB**

Proposal:

Reserved matters relating to Development Zone D (the German Gymnasium) for alteration and refurbishment works to provide a restaurant (Class A3), with associated public realm works to Clarence Passage, King's Boulevard and the northern half of Battle Bridge Place pursuant to conditions 6, 9, 12, 14, 16-22, 27, 28, 31-36, 45-46, 48-49, 50A, 51, 55-56, 60 and 64-67 of outline planning permission granted 22/12/2006 subject to a S106 agreement (2004/2307/P) for a comprehensive, phased, mixed-use development.

Drawing Nos: Architectural Drawings: 786_07_001 Rev P6, 786_07_003 Rev P5, 786_07_010 Rev P5, 786_07_011 Rev P5, 786_07_012 Rev P5, 786_07_013 Rev P5, 786_07_014 Rev P5, 786_07_020 Rev P5, 786_07_021 Rev P5, 786_07_022 Rev P5, 786_07_023 Rev P5, 786_07_030 Rev P5, 786_07_031 Rev P5, 786_07_032 Rev P5, 786_07_033 Rev P5, 786_07_034 Rev P5, 786_07_040 Rev P5, 786_07_050 Rev P4, 786_07_051 Rev P4, 786_07_052 Rev P4, 786_07_053 Rev P4, 786_07_054 Rev P4, 786_07_060 Rev P4, 786_07_061 Rev P4, 786_07_062 Rev P4, 786_07_063 Rev P4,



786_07_070 Rev P4, 786_07_071 Rev P4, 786_07_072 Rev P4, 786_07_073 Rev P4, 786_07_074 Rev P4, 786_07_100 Rev P7, 786_07_101 Rev P7, 786_07_102 Rev P6, 786_07_103 Rev P6, 786_07_104 Rev P6, 786_07_105 Rev P6, 786_07_106 Rev P6, 786_07_200 Rev P7, 786_07_201 Rev P6, 786_07_202 Rev P6, 786_07_203 Rev P5, 786_07_300 Rev P6, 786_07_301 Rev P6, 786_07_302 Rev P5, 786_07_303 Rev P5, 786_07_304 Rev P5, 786_07_500 Rev P5, 786_07_501 Rev P5, 786_07_502 Rev P5, 786_07_503 Rev P5, 786_07_504 Rev P6, 786_07_505 Rev P6, 786_07_506 Rev P5, TOWN279.8(08)5010 Rev R09, TOWN279.8(08)5013 Rev R07, TOWN279.8(08)7301 Rev R07, TOWN279.8(08)6101 Rev R02, TOWN279.8(08)6201 Rev R02, TOWN279.8(08)6202 Rev R02, TOWN279.8(08)6401 Rev R05, TOWN279.8(08)6402 Rev R05 and TOWN279.8(08)6403 Rev R04.

Supporting Documents: Urban Design Report by Allies and Morrison dated February 2014, Full Conservation Plan by Allies and Morrison dated February 2014, Environmental Sustainability Plan by Hoare Lea dated February 2014, Access and Inclusivity Statement by All Clear Designs dated February 2014, Earthworks and Remediation Plan by Arup dated February 2014 and Compliance Report by Nathaniel Lichfield and Partners dated February 2014.

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

Condition(s) and Reason(s):

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans Architectural Drawings: 786_07_001 Rev P6, 786_07_003 Rev P5, 786_07_010 Rev P5, 786_07_011 Rev P5, 786_07_012 Rev P5, 786_07_013 Rev P5, 786_07_014 Rev P5, 786_07_020 Rev P5, 786_07_021 Rev P5, 786_07_022 Rev P5, 786_07_023 Rev P5, 786_07_030 Rev P5, 786_07_031 Rev P5, 786_07_032 Rev P5, 786_07_033 Rev P5, 786_07_034 Rev P5, 786_07_040 Rev P5, 786_07_050 Rev P4, 786_07_051 Rev P4, 786_07_052 Rev P4, 786_07_053 Rev P4, 786_07_054 Rev P4, 786_07_060 Rev P4, 786_07_061 Rev P4, 786_07_062 Rev P4, 786_07_063 Rev P4, 786_07_070 Rev P4, 786_07_071 Rev P4, 786_07_072 Rev P4, 786_07_073 Rev P4, 786_07_074 Rev P4, 786_07_100 Rev P7, 786_07_101 Rev P7, 786_07_102 Rev P6, 786_07_103 Rev P6, 786_07_104 Rev P6, 786_07_105 Rev P6, 786_07_106 Rev P6, 786_07_200 Rev P7, 786_07_201 Rev P6, 786_07_202 Rev P6, 786_07_203 Rev P5, 786_07_300 Rev P6, 786_07_301 Rev P6, 786_07_302 Rev P5, 786_07_303 Rev P5, 786_07_304 Rev P5, 786_07_500 Rev P5, 786_07_501 Rev P5, 786_07_502 Rev P5, 786_07_503 Rev P5, 786_07_504 Rev P6, 786_07_505 Rev P6, 786_07_506 Rev P5, TOWN279.8(08)5010 Rev R09, TOWN279.8(08)5013 Rev R07, TOWN279.8(08)7301 Rev R07, TOWN279.8(08)6101 Rev R02, TOWN279.8(08)6201 Rev R02, TOWN279.8(08)6202 Rev R02, TOWN279.8(08)6401 Rev R05, TOWN279.8(08)6402 Rev R05 and TOWN279.8(08)6403 Rev R04.

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

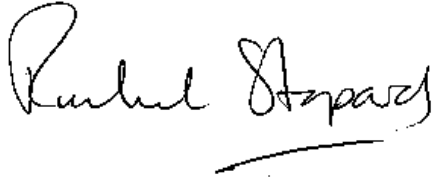
Informative(s):

- 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: 6, 9, 12, 14, 16-22, 27, 28, 31-36, 45, 46, 48, 49, 50A, 51, 55, 56, 60, 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 The applicant is requested to liaise with the King's Cross Team at the London Borough of Camden and the King's Cross Construction Impact Group on the likely timing of construction implications for local residents and all potential users of the routes affected by construction.
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only 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. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 4 Your attention is drawn to the need for compliance with the requirements of the Environmental Health regulations, Compliance and Enforcement team, [Regulatory Services] Camden Town Hall, Argyle Street, WC1H 8EQ, (tel: 020 7974 4444) particularly in respect of arrangements for ventilation and the extraction of cooking fumes and smells.
- 5 You are advised to submit the application to amend 2010/3152/P to include the visitor cycle parking proposed as part of this application which would be located to the south east side of King's Boulevard, prior to occupation new restaurant.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard
Director of Culture & Environment

It's easy to make, pay for, track and comment on planning applications on line. Just go to www.camden.gov.uk/planning.

It is important to us to find out what our customers think about the service we provide. To help us in this respect, we would be very grateful if you could take a few moments to complete our [online planning applicants' survey](#). We will use the information you give us to monitor and improve our services.