

Laura Murray
Argent (King's Cross) Ltd
4 Stable Street
London
N1C 4AB

Application Ref: **2014/4605/P**
Please ask for: **Neil McDonald**
Telephone: 020 7974 **2061**

10 September 2014

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Reserved Matters Granted

Address:

**Building T1
King's Cross Central
York Way
London N1C**

Proposal:

Amendments to details of Reserved Matters granted on 22/03/2013 (ref: 2013/0405/P) for reserved matters in connection with the erection of a ten to fifteen storey building within development Zone T1 for uses comprising a 415 space multi-storey car park, a multi-use games area (MUGA), residential development totalling 129 units (95 private ownership, 22 affordable rent and 12 shared ownership), retail/café/bar uses (Classes A1-A4) together with associated ground floor terrace area and incorporating existing energy centre constructed under 2009/0415/P; and submission of associated details in compliance with conditions 6, 7, 9, 10, 12, 14, 16-24, 26, 27, 28, 31, 33-36, 39, 42, 42A, 43-46, 48, 49, 50, 50A, 51, 60, 61 and 64-67 of outline planning permission granted 22/12/2006 (ref 2004/2307/P) for a comprehensive, mixed-use development of former railway lands within the King's Cross Opportunity Area. Amendments relate to revision of the western façade to include enclosed glazed balconies; revised eastern facade balconies and windows; various amendments to floor plan layouts including roof plans; plant areas; multi-storey car park and some residential units; reconfiguration of waste storage and strategy arrangements; and increase of cycle spaces.

Drawing Nos: Architectural drawings (prefix 0708-P-) 019, 001 rev R02, 002 rev R03, 003



rev R03, 004 rev R03, 005 rev R03, 006 rev R03, 007 rev R03, 008 rev R03, 009 rev R03, 010 rev R03, 011 rev R03, 012 rev R03, 013 rev R03, 014 rev R03, 015 rev R03, 016 rev R03, 017 rev R03, 018 rev R03, 201 rev R03, 202 rev R03, 203 rev R03, 214 rev R03, 101 rev R03, 102 rev R03, 103 rev R03, 104 rev R03, 206 rev R03, 207 rev R03, 208 rev R03, 209 rev R03, 209 rev R03, 210 rev R03, 211 rev R03, 212 rev R03, 213 rev R03, 501 rev R02, 215, 216, 217, 218; Landscape and infrastructure drawings [prefix TOWN279.5(08)] 5011 rev R04, 6001 rev R01, 6002 rev R01; Details of proposed residential accommodation (prefix 0708-P-) 314 R01, 316 R01, 320 R01, 321 R01, 323 R01, 334 R01, 335 R01, 336 R01, 327 R01, 402 R01, 403 R01, 404 R01, 405 R01, 408 R01, 412 R01, 415 R01.

Supporting submission statement by Kings Cross Central General Partner Ltd dated July 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 (prefix 0708-P-) 019, 001 rev R02, 002 rev R03, 003 rev R03, 004 rev R03, 005 rev R03, 006 rev R03, 007 rev R03, 008 rev R03, 009 rev R03, 010 rev R03, 011 rev R03, 012 rev R03, 013 rev R03, 014 rev R03, 015 rev R03, 016 rev R03, 017 rev R03, 018 rev R03, 201 rev R03, 202 rev R03, 203 rev R03, 214 rev R03, 101 rev R03, 102 rev R03, 103 rev R03, 104 rev R03, 206 rev R03, 207 rev R03, 208 rev R03, 209 rev R03, 209 rev R03, 210 rev R03, 211 rev R03, 212 rev R03, 213 rev R03, 501 rev R02, 215, 216, 217, 218; Landscape and infrastructure drawings [prefix TOWN279.5(08)] 5011 rev R04, 6001 rev R01, 6002 rev R01; Details of proposed residential accommodation (prefix 0708-P-) 314 R01, 316 R01, 320 R01, 321 R01, 323 R01, 334 R01, 335 R01, 336 R01, 327 R01, 402 R01, 403 R01, 404 R01, 405 R01, 408 R01, 412 R01, 415 R01.
Supporting submission statement by Kings Cross Central General Partner Ltd dated July 2014.

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

- 2 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) Details of all external materials and finishes. The materials as approved under this condition shall be displayed in the form of a samples board to be retained on site for the duration of the relevant works;
 - (b) Sample panel of a typical bay, to be retained on site for the duration of the relevant works;
 - (c) Details of landscaping features and plant species to be incorporated within the eighth floor podium garden;
 - (d) Details of the number, types and locations of bird and bat boxes;
 - (e) Details of lighting attached to the building, to include location, design, specification, fittings and fixtures;

- (f) Details of the finishes to be applied to the ground floor façade of the Energy Centre including any public art display and its relevant technologies and/or media to be installed if relevant;
- (g) Details of CCTV to the side and rear service road; and
- (h) Details including a sample of the paving to the southern ground floor terrace.

Thereafter, the relevant part of the works or use permitted shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To safeguard the appearance of the building and the character of the immediate area in accordance with the requirements of policies CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 Any unit used for Class A3 or A4 purposes as defined by the Town & Country Planning Use Classes (Amendment) Order 2005 shall not be open for use by visiting members of the public outside the hours of 0730-2330 unless otherwise approved by the local planning authority in writing.

Reason: To safeguard the amenities of the adjacent residential occupiers of the premises and the area generally in accordance with the requirements of policies CS5 and CS7 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP12 of the London Borough of Camden Local Development Framework Development Policies.

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, 7, 9, 10, 12, 14, 16-24, 26, 27, 28, 31, 33-36, 39, 42, 42A, 43-46, 48, 49, 50, 50A, 51, 60, 61 and 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 It should be noted that the approved residential mix for subzone T1 as stated in the description of development will be considered for monitoring purposes under the relevant thresholds and triggers of the Kings Cross Central (Main Site) Section 106 Agreement and outline planning permission (ref. 2004/2307/P) as 129 residential units in total, with the 22 proposed Affordable Rent units and 12 Shared Ownership Units being the agreed equivalent of 34 Social Rented Units.
- 3 In relation to the flexible use commercial units as shown on the drawings hereby approved, you are reminded that under part LL of the Kings Cross Central Section 106 Agreement the Council's further written approval is required prior to any first occupation of these units within Class A4 (drinking establishment) of the Town and

Country Planning (Use Classes) Order.

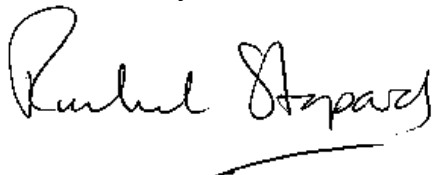
- 4 You are advised that condition 3 means that no customers shall be on the premises and no noise generating activities associated with the use, including preparation and clearing up, shall be carried out otherwise than within the permitted time.
- 5 You are advised that the Council's Nature Conservation Officer would recommend that the brown roof has some spatial heterogeneity in the form of varied depths, with mounding features and a variety of particle sizes. A brown roof designed in this way will be more beneficial in terms of providing a diverse habitat.
- 6 You are reminded that this decision only grants permission for permanent residential accommodation (Class C3). Any alternative use of the residential units for temporary accommodation, i.e. for periods of less than 90 days for tourist or short term lets etc, would constitute a material change of use and would require a further grant of planning permission.
- 7 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 Noise and Licensing Enforcement Team, 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.

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.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Rachel Stopard
Director of Culture & Environment