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Application Ref: **2014/4693/P**
Please ask for: **Jennifer Walsh**
Telephone: 020 7974 **3500**

13 October 2014

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Reserved Matters Granted

Address:

**Building B1
Kings Cross Central
London
N1C**

Proposal: Amendments to approved scheme granted on 25/11/2011 (ref: 2011/4713/P) for Reserved Matters in connection to Development Zone B (Plot B1) for the erection of a part 9/12/13 storey building, plus basement and basement mezzanine levels, comprising 41,035sqm of office floorspace (Class B1) at part lower ground, part upper ground and on first to eleventh floors, 1,000sqm of flexible retail/financial/café/drinking establishment/take away uses (Class A1/A2/A3/A4/A5) at part lower ground and upper ground levels, plant/storage areas and car parking at basement level, Metropolitan Police Office and staff cycle storage at mezzanine basement level, a public bicycle storage facility at part lower ground level with associated roof plant at part tenth and eleventh floors and submission of associated details in compliance with condition nos. 3, 6, 14, 16-23, 27-28, 31, 33-38, 45-46, 48-49, 51, 56, 60 and 64-67 of outline planning permission granted 22/12/2006 (ref 2004/2307) for a comprehensive, mixed-use development of former railway lands within the King's Cross Opportunity Area. Amendments relate to revision of main entrance arrangement; integration of louvres for future tenants; integration of small area of backpainted glass; redesign of the kiosk on the north elevation; amendments to the design of the west elevation fractures to achieve acoustic performance criteria; door arrangement alterations and minor changes to the proposed floor areas.



Drawing Nos: Site Location Plan; WUK_1440_PL_51BS50 A ; WUK_1440_PL_51MZ50 A; WUK_1440_PL_51LG50 A; WUK_1440_PL_51UG50 A; WUK_1440_PL_510150 A; WUK_1440_PL_510250 A; WUK_1440_PL_510350 A; WUK_1440_PL_510450 A ; WUK_1440_PL_510550 A; WUK_1440_PL_510650 A; WUK_1440_PL_510750 A; WUK_1440_PL_510850 A; WUK_1440_PL_510950 A; WUK_1440_PL_511050 A; Wuk_1440_PL_53NO50 A; Wuk_1440_PL_53EA50 A; Wuk_1440_PL_53SO50 A; Wuk_1440_PL_53WE50; Wuk_SK_PL_001 _; Wuk_SK_PL_002 _; Wuk_SK_PL_003 _; Wuk_SK_PL_004 _; Wuk_SK_PL_005 _; Wuk_SK_PL_006 _; Wuk_SK_PL_007 _; Wuk_SK_PL_008 _; Wuk_SK_PL_009 _; Wuk_SK_PL_010 _; Wuk_SK_PL_011 _; Wuk_SK_PL_012;

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 WUK_1440_PL_51BS50 A ; WUK_1440_PL_51MZ50 A; WUK_1440_PL_51LG50 A; WUK_1440_PL_51UG50 A; WUK_1440_PL_510150 A; WUK_1440_PL_510250 A; WUK_1440_PL_510350 A; WUK_1440_PL_510450 A ; WUK_1440_PL_510550 A; WUK_1440_PL_510650 A; WUK_1440_PL_510750 A; WUK_1440_PL_510850 A; WUK_1440_PL_510950 A; WUK_1440_PL_511050 A; Wuk_1440_PL_53NO50 A; Wuk_1440_PL_53EA50 A; Wuk_1440_PL_53SO50 A; Wuk_1440_PL_53WE50; Wuk_SK_PL_001 _; Wuk_SK_PL_002 _; Wuk_SK_PL_003 _; Wuk_SK_PL_004 _; Wuk_SK_PL_005 _; Wuk_SK_PL_006 _; Wuk_SK_PL_007 _; Wuk_SK_PL_008 _; Wuk_SK_PL_009 _; Wuk_SK_PL_010 _; Wuk_SK_PL_011 _; Wuk_SK_PL_012;

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: 3, 6, 14, 16-23, 27-28, 31, 33-38, 45-46, 48-49, 51, 56, 60 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 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 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 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

A handwritten signature in black ink, appearing to read 'Ed Watson', written in a cursive style.

Ed Watson
Director of Culture & Environment